

CENTERVILLE PLANNING COMMISSION
SPECIAL MEETING
Tuesday, January 20, 1998

Mr. Stone called the meeting to order at 8:30 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Richard Tompkins; Mr. Jack Kostak. Absent: Mr. Patrick Hansford. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Coordinator.

MOTION: Mr. Durham moved to excuse Mr. Hansford from the meeting as he gave prior notice to the Planning Department of a potential conflict of interest. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

Rets Technical School - Major Use Special Approval

Mr. Feverston presented the revised Major Use Special Approval Request submitted by Wenco Development Company. The Planning Department recommended approval subject to the following conditions:

1. Prior to the approval of this Major Use Special Approval Plan by the City Council, the 13.956 acres proposed for this development must be rezoned to O-PD, Office Planned Development by the City Council. This land is currently zoned R-PD, Residential Planned Development and does not permit this use.
2. The areas designated as future buildings, expansion and outlots are approved in concept. The final design of these improvements shall be subject to approval by the Planning Commission.
3. The easternmost drive to this site shall be eliminated. The final design and alignment of the primary entrance drive to the technical school as it intersects Versailles Drive shall be subject to approval by the City Engineer. This proposed driveway shall be shifted to the west to be centered on this site and intersect the portion of Versailles Drive that is a public street subject to approval by the City Engineer.
4. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.
5. The final grading plan shall be subject to approval by the City Engineer.

6. Stormwater Drainage, Erosion Control

- A. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The applicant is working with the developers of Woodbrooke Lakes to incorporate their stormwater system into that of Woodbrooke Lakes. Depending on the timing of the Woodbrooke Lakes Project, the applicant may be required to provide temporary or permanent on-site stormwater retention and/or detention subject to approval by the City Engineer.
- B. Prior to any construction, grading or adding fill material on this property, a silt fence shall be installed by the developer at the construction limits, be maintained in a workmanlike condition at all times, and shall remain in place until all construction is complete, the slopes are established, seeded and mulched. Wire fencing and either no. 2 stone or type c rip-rap shall be installed with the straw bails for reinforcement and to further protect the site from wash-out. A rock check dam shall be installed in lieu of the straw bale dyke located at the discharge points shown on the plan subject to approval by the City Engineer.
- C. A second silt fence shall be installed along the western edge of the detention basin after the basin is constructed to further control site erosion and prevent sedimentation of the retention/detention basin if required.
- D. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the retention/detention basin if required.

7. Landscape, Screening and Bufferyard

- A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirements of the zoning ordinance.
- B. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the zoning ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements;

Inspections Section of Part Twelve, Title Four of the Code of Ordinances.

8. A detailed lighting plan shall be subject to approval by the City Planner.
9. The access and gates to the dumpster shall be shifted to the east subject to approval by the City Planning Department.
10. The dumpster screening shall be brick that matches the face brick of the building.
11. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the standing seam metal roof, and the use of Exterior Insulation Finish System (E.I.F.S.) as an exterior siding material.

MOTION: Mr. Durham moved to recommend approval of the Major Use Special Approval application submitted by Wenco Development Company, to Council subject to the following conditions:


1. Prior to the approval of this Major Use Special Approval Plan by the City Council, the 13.956 acres proposed for this development must be rezoned to O-PD, Office Planned Development by the City Council. This land is currently zoned R-PD, Residential Planned Development and does not permit this use.
2. The areas designated as future buildings, expansion and outlots are approved in concept. The final design of these improvements shall be subject to approval by the Planning Commission.
3. The easternmost drive to this site shall be eliminated. The final design and alignment of the primary entrance drive to the technical school as it intersects Versailles Drive shall be subject to approval by the City Engineer. This proposed driveway shall be shifted to the west to be centered on this site and intersect the portion of Versailles Drive that is a public street subject to approval by the City Engineer.
4. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.

5. The final grading plan shall be subject to approval by the City Engineer.
6. Stormwater Drainage, Erosion Control
 - A. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The applicant is working with the developers of Woodbrooke Lakes to incorporate their stormwater system into that of Woodbrooke Lakes. Depending on the timing of the Woodbrooke Lakes Project, the applicant may be required to provide temporary or permanent on-site stormwater retention and/or detention subject to approval by the City Engineer.
 - B. Prior to any construction, grading or adding fill material on this property, a silt fence shall be installed by the developer at the construction limits, be maintained in a workmanlike condition at all times, and shall remain in place until all construction is complete, the slopes are established, seeded and mulched. Wire fencing and either no. 2 stone or type c rip-rap shall be installed with the straw bails for reinforcement and to further protect the site from wash-out. A rock check dam shall be installed in lieu of the straw bale dyke located at the discharge points shown on the plan subject to approval by the City Engineer.
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 - D. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the retention/detention basin if required.
7. Landscape, Screening and Bufferyard
 - A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirements of the zoning ordinance.
 - B. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the zoning

- ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
8. A detailed lighting plan shall be subject to approval by the City Planner.
 9. The access and gates to the dumpster shall be shifted to the east subject to approval by the City Planning Department.
 10. The dumpster screening shall be brick that matches the face brick of the building.
 11. Approve the building footprint and concept recognizing that its going to change to accommodate the changes in the roof so the footprint will be somewhat different than shown on the plan.
 12. The span of the roof shall be broken in a way acceptable to the City Planner and the gables on the east and west sides be raised as well.
 13. The standing seam metal roof with the color to be determined by the City Planner working with the developer to be recommended for approval by the City Council.
 14. The use of E.I.F.S. is specifically approved on the second floor of the building.
 15. The developer agree to enter into an agreement with the City in a form acceptable to the City Attorney that there will be no access to the outlots directly from Versailles Drive; all access will be to main entrance drive.
 16. The dumpster shall be turned to open towards the east as recommended by the City Planner.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.



January 1/27/98

