

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 10, 1998

Mr. Stone called the meeting to order at 7:30 P.M.

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

MOTION: Mr. Foland moved to excuse Mr. Durham and Mr. Kostak from the meeting as they gave prior notice to the Planning Department. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of the January 27, 1998, Regular Meeting, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Feverston stated that a brief photo session will be held on Tuesday, March 10, 1998, at 7:30 p.m., prior to the Planning Commission Regular Meeting. Photos of City Officials are being taken for use in a presentation that will be given by Mayor Sally Beals.

UNFINISHED BUSINESS

Routsong Funeral Home - Variance/Planning Commission Special Approval

Mr. Feverston stated that the Planning Commission reviewed this application in a work session that was held this evening prior to the Regular Meeting. The applicant requests that the application remain on the table.

NEW BUSINESS

Liberty Bank - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval Request submitted by D.A.E. Designs, for property located at 1015 South Main Street. The request is for modifications to the existing bank building facade, for a new parking plan, and for a free-standing ATM machine. Staff recommended approval of the Special Approval application subject to the following conditions:

1. No vehicle shall be stopped or parked along the entrance drive to Centerville Place Shopping Center to service, maintain, or repair the ATM.
2. The driveway at the southeastern corner of the site shall be modified to limit it as an entrance only subject to approval by the City Engineer.
3. The new landscape islands on the south and west side of the site shall be modified to better define and aid traffic circulation to reduce the number of conflict points subject to approval by the City Engineer.
4. All new parking lot islands shall have a raised curb and shall be landscaped subject to approval by the City Planner.
5. Bumper blocks shall be installed in all angled parking stalls.
6. The Planning Commission shall approve the design of the proposed ATM building to assure the materials, shape, and architecture create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of metal panels as an exterior siding material.
7. No signs shall be approved as a part of this application.

Mr. Mark Borntrager, D.A.E. Designs, 2400 Far Hills Ave, was in attendance as a representative of the applicant.

Mr. Foland stated that all of the other ATM machines in the city have a brick finish. The proposed ATM should have a brick finish as well. The applicant is proposing a metal and fiberglass ATM.

Mr. Borntrager stated that an attached brick wrap is not practical. However, it may be possible to enclose the ATM in a brick structure.

Mr. Hansford asked why the access is not aligned with the Wendy's driveway directly south.

Mr. Hoffman stated that the location of the Wendy's driveway causes some circulation problems and should not be repeated across the entrance drive to Centerville Place. The easternmost driveway should be either removed or designed to restrict movement to right-in only.

Mr. Foland stated that the ATM machine should be located closer to the bank building for security purposes.

Mr. Feverston stated that he and the City Engineer considered locating the ATM machine on the north building facade just west of the drive-thru window. The applicant did not find this location to be desirable.

Mr. Hansford asked if the ATM machine could be located along the east landscape strip.

Mr. Feverston stated that it would require a variance because the structure would be located within a front yard setback.

MOTION: Mr. Hansford moved to approve the Special Approval Request submitted by D.A.E. Designs, subject to the following conditions:

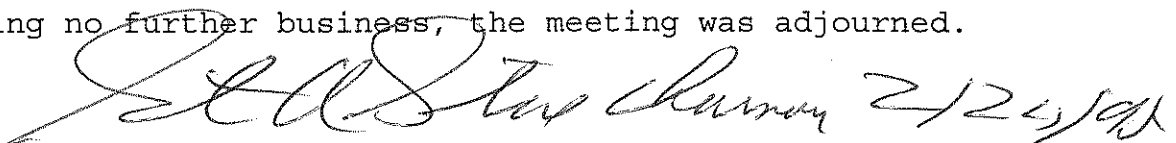
1. No vehicle shall be stopped or parked along the entrance drive to Centerville Place Shopping Center to service, maintain, or repair the ATM.
2. The driveway at the southeastern corner of the site shall be modified to limit it as an entrance only subject to approval by the City Engineer.
3. The new landscape islands on the south and west side of the site shall be modified to better define and aid traffic circulation to reduce the number of conflict points subject to approval by the City Engineer.
4. All new parking lot islands shall have a raised curb and shall be landscaped subject to approval by the City Planner.
5. Bumper blocks shall be installed in all angled parking stalls.
6. The ATM machine shall have brick siding to match the bank building.
7. No signs shall be approved as a part of this application.

Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

Other New Business

The Planning Commission reviewed the draft of the proposed changes to the fee schedule for the Zoning Ordinance and the Landmarks Ordinance, and the draft of the Lifestyle Community ordinance. The Planning Commission directed Mr. Feverston to set both ordinances for public hearing.

There being no further business, the meeting was adjourned.



Steve Conway 2/24/98

