

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 12, 1998**

Mr. Durham called the meeting to order at 7:40 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Richard Tompkins; Mr. Richard Pluckebaum. Absent: Mr. Arthur Foland; Mr. Patrick Hansford. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Pluckebaum moved to excuse Mr. Foland and Mr. Hansford from the meeting as they both gave prior notice to the Planning Department. Mr. Tompkins seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Work Session minutes of April 14, 1998, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of April 14, 1998, as written. Mr. Tompkins seconded the motion. The motion was approved unanimously 4-0.

Mr. Durham announced that Mr. Kostak was voted as Vice-Chairman of the Planning Commission during their Work Session prior to the Regular Meeting.

NEW BUSINESS

Prudential/Residenz Realty - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Prudential/Residenz Realty requesting approval to construct a new 7,600 square foot real estate office. The location of the 1.25 acre parcel is 7234 North Main Street and is zoned Office-Service, O-S. The project required 30 parking spaces and the applicant has satisfied that requirement with 43 proposed parking spaces. There is an existing house on the property with a two-car garage on the northern portion of the structure. The applicant is proposing to modify the existing house by removing the garage, interior walls, brick and roofing material in order to incorporate that portion into the overall office building facility. He stated there are some significant trees north of the proposed driveway on the site and staff felt some redesign in the site plan could perhaps preserve some of those trees. There are honeysuckle plants along the east property line that seem to be taking over the rear yard and need to be removed.

Mr. Feverston stated that the building will be constructed of a beige brick with the use of E.I.F.S. material to be placed on the gabled ends of the facility. The applicant will expand the driveway to accommodate two turn lanes to exit the site, although the driveway could be constructed with single lanes in and out of the site with a 24 foot width. The City Engineer

feels either configuration would be appropriate for this site. Mr. Feverston stated that if the parking was shifted, it could allow preservation of the larger trees at the front of the project.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The three lots that comprise this development shall be combined into a single parcel or legally tied together preventing their independent sale subject to approval by the City Attorney.
2. The northwestern corner of the parking lot shall be redesigned to save as many trees as practical subject to approval by the City Planner.
3. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. A final landscape plan shall be subject to approval by the City Planner.
7. 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. The Planning Commission shall approve the design of the proposed 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 E.I.F.S. as an exterior siding material.

Mr. Jim Bowman, architect, and Mr. Robert Arnold, applicant, were present for the review of the project.

Mr. Bowman stated that the beige brick color would fit in well with the surrounding buildings. The chimneys were created to screen the furnace flues along the roof structure.

Mr. Kostak asked if 43 parking spaces were necessary for the facility.

Mr. Arnold stated he felt it would be wise to provide adequate parking spaces at the beginning of the project rather than add parking at a later date. He stated that approximately 75% of the existing structure would be utilized in the construction of the office building and they would be willing to work with staff to redesign the plan to preserve as many trees as possible on the site.

Mr. Bowman stated that the building could be shifted on the site and the front yard parking could be relocated to the rear of the building with the exception of 5 spaces to preserve the trees.

The Planning Commission members felt that if the site plan could be redesigned to accommodate the preservation of the trees, it would be in the best interest of the community as well as the applicant from the standpoint of appearance.

MOTION: Mr. Pluckebaum moved to approve the Special Approval application submitted for Prudential/Residenz Realty, 7234 North Main Street, subject to the following conditions:

1. The three lots that comprise this development shall be combined into a single parcel or legally tied together preventing their independent sale subject to approval by the City Attorney.
2. The northwestern corner of the parking lot shall be redesigned to save as many trees as practical subject to approval by the City Planner. The north building wing shall be shifted towards the front of the property and the parking lot moved to the rear of that wing subject to approval by the City Planner.
3. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. A final landscape plan shall be subject to approval by the City Planner.
7. 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. The Planning Commission shall approve the design of the proposed building to assure the materials, shape and architecture create a unified design on the premises and are visually compatible with the surrounding buildings.

Further, the Planning Commission approved the use of E.I.F.S. as an exterior siding material.

Mr. Tompkins seconded the motion. The motion was approved unanimously 4-0.

The Franciscan at St. Leonard - Record Plan

Mr. Feverston reviewed the Record Plan submitted for The Franciscan at St. Leonard to create one (1) lot for the purpose of establishing access, utility and drainage easements throughout the entire lot. This single lot plat is the location of the cottages currently under construction at St. Leonard in the southwest corner of the 12.2992 acre site. The zoning on the property is Residential Planned Development, R-PD and a right-of-way dedication along Clyo Road is part of this plat.

Staff recommended approval of the Record Plan subject to the following condition:

1. A stormwater drainage easement shall be added to this plat subject to approval by the City Engineer.

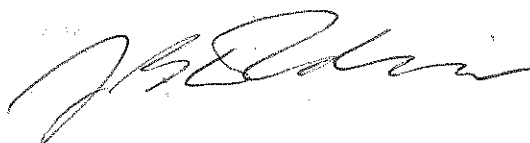
Mr. Jeff VanAtta, representing the applicant, was present for the review of the project.

MOTION: Mr. Kostak moved to recommend approval of the Record Plan for The Franciscan at St. Leonard to Council subject to the following condition:

1. A stormwater drainage easement shall be added to this plat subject to approval by the City Engineer.

Mr. Tompkins seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a city official, is written at the bottom of the page.