

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 9, 1998**

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

Attendance: Mr. James Durham, Chairman; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Rand Oliver. Absent: Mr. Jack Kostak; Mr. Richard Tompkins. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Administrator.

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

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of May 26, 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 May 26, 1998, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston announced that Mr. Art Foland had resigned as a member of the Planning Commission effective this date.

Mr. Durham thanked Mr. Foland for his 12 years of service stated that the members will miss his contribution to the Planning Commission.

PUBLIC HEARINGS

O'Bryan, John - Variance of Rear Yard Setback

Mr. Feverston reviewed the Variance application submitted for John O'Bryan by Greater Dayton Construction Group for property located at 76 West Ridgeway Drive. The zoning on the property is zoned R-1c, Single-Family Residential. The property owner is seeking a variance of rear yard setback for the purpose of constructing an attached garage at the rear of the existing house on the site. The existing garage is to be converted to a family room or home office. The required setback is 40 feet and the applicant is requesting a setback of 29 feet. Mr. Feverston stated there is approximately 44 feet between the side building wall and the property line which would be ample space to construct the proposed structure. The addition could be located on the front of the existing house, however, a large significant tree would have to be removed.

Based on the following staff analysis, it was recommended to deny the variance request:

The proposed location for the garage addition is not the only possible location. There is room to the east of the existing garage for a front-entry garage of the same dimensions, which would conform to the Zoning Ordinance. Such an addition would not necessitate the removal of any significant trees.

Mr. Durham opened the public hearing.

Mr. Heath Hartline, Greater Dayton Construction Group, stated that a rear yard garage was proposed in order to save existing vegetation and landscaping on the property. He indicated that the location proposed would also preserve the integrity of the home. Should the proposed location be approved, the existing driveway could be maintained as well.

Mr. John O'Bryan, property owner, stated that his home is located in the historic center of the City. He stated that his home is on a street with distinctively different houses accented with large hardwood and pine trees in their landscape. He stated that both adjoining neighbors have additions and detached buildings encroaching the setback more than what he has proposed. He stated that most houses in the neighborhood has rear of side entry garages and he would like to maintain the same character. Should a garage be constructed on the side of the house, it would make the structure very long and affect the character and charm of the neighborhood. The addition to the rear of the property would not affect the neighborhood as it would not be visible from the street. Mr. O'Bryan stated he understood the reason for regulations on construction and remodeling, however, the proposal would not affect anyone negatively.

There being no other speakers, Mr. Durham closed the public hearing.

Mr. Hansford stated that although he understood the issue, there were no extreme characteristics to the property to allow approval of a variance.

Mr. Pluckebaum asked about the building encroachment on the adjoining properties.

Mr. Feverston stated the adjoining properties were not granted variances and would be classified as legally-nonconforming structures. Further, accessory buildings may be located within 5 feet of the rear property line.

MOTION: Mr. Hansford moved to deny the Variance application submitted for John O'Bryan, 76 West Ridgeway Drive. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0.

Mr. Feverston stated that the applicant did have the right to appeal the decision to City Council.

NEW BUSINESSGuardian Savings and Loan - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Guardian Savings and Loan on South Main Street south of and adjacent to Centerville Lanes. The zoning boundary is divided on the property. There are 1.157 acres zoned B-2, General Business, and .405 acres zoned B-PD, Business Planned Development, for a total of 1.562 acres. The request is to construct a new 2,209 square foot bank and a 6,395 square foot retail building on the property. The 44 space parking requirement is satisfied with the proposed 46 spaces by the applicant. The building is to be constructed of brick with a split-face concrete block for the foundation and banding. Limestone panels are to be used on the front facade of the building. A dry detention basin is proposed to be located in front of the bank building along South Main Street.

Mr. Feverston stated that a master plan for Centerville Place Shopping Center was previously approved by the City. An amendment was approved by Council at their last meeting to amend the configuration of the access road and realign the roadway. As a part of that amendment approved by Council, 40 feet of right-of-way must be dedicated to the City to create a public street as a part of this Guardian facility.

The bank is to be located on the east side of the site and the retail space on the west side across from the existing bowling lanes. Parking will be between the two buildings. As a part of the amendment, Council required the alignment of the westernmost driveway from the parking area to the driveway to the shopping center.

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

1. The City Council must approve a minor amendment to the Major Use Plan for Centerville Place Shopping Center modifying the northernmost access road to the shopping center.
2. Forty (40) feet of right-of-way shall be dedicated along the western portion of this parcel.
3. The access road traversing through the western edge of the applicant's property shall be redesigned and improved to include a reconfiguration of the existing pavement, pavement widening, curb, gutter, sidewalk and storm drainage improvements. All improvements shall be constructed in accordance with plans approved by the City Engineer.
4. The final design of the parking lot landscaping islands shall be subject to approval by the City Engineer.
5. The final grading plan shall be subject to approval by the City Engineering Department.

6. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
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. A detailed exterior lighting plan shall be subject to approval by the Planning Department.
9. The dumpster screening shall be subject to the approval of the City Planning Department.
10. No sign depicted shall be approved as part of this application.
11. 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 standing seam metal roof, the masonry block and the limestone panels.

Mr. Andrew Craft, Guardian Savings and Loan, was present to answer any questions of the Planning Commission.

Mr. Hansford asked what type of retail uses would occupy the retail building and how deliveries to those shops would be made.

Mr. Craft stated that the uses would be small retail and deliveries are typically made by United Parcel Service. Those delivery trucks occupy about two parking spaces for a brief period of time.

Mr. Hansford stated he was concerned with what type of concrete block materials were proposed as no samples were made available and the plan did not indicate any specific materials.

Mr. Durham stated that the primary architectural building features face the north and south leaving a blank wall facing South Main Street.

Mr. Craft stated that visibility of the facility would be basically from the north and south. With the incorporation of landscaping along the east elevation, the blank wall would have some break in the mass.

Mr. Hansford and Mr. Pluckebaum agreed that the time and effort to display the applicant's product should be visible from South Main Street, and the building should be turned 90 degrees. The north elevation could be used as well as the south elevation to address South Main Street.

Mr. Durham stated that the building should address the street to show there is activity in the building by creating a window pattern on the east elevation. Further, the specific type of limestone material and color of the turned metal roof must be submitted for approval.

Mr. Craft stated if the building were turned 90 degrees, the site would be too tight. Windows could be used on the east elevation, however, some would have to be blank windows.

MOTION: Mr. Hansford moved to approve the Special Approval for Guardian Savings and Loan subject to the following conditions:

1. The City Council must approve a minor amendment to the Major Use Plan for Centerville Place Shopping Center modifying the northernmost access road to the shopping center.
2. Forty (40) feet of right-of-way shall be dedicated along the western portion of this parcel.
3. The access road traversing through the western edge of the applicant's property shall be redesigned and improved to include a reconfiguration of the existing pavement, pavement widening, curb, gutter, sidewalk and storm drainage improvements. All improvements shall be constructed in accordance with plans approved by the City Engineer.
4. The final design of the parking lot landscaping islands shall be subject to approval by the City Engineer.
5. The final grading plan shall be subject to approval by the City Engineering Department.
6. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
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. A detailed exterior lighting plan shall be subject to approval by the Planning Department.
9. The dumpster screening shall be subject to the approval of the City Planning Department.
10. No sign depicted shall be approved as part of this application.
11. The savings and loan building shall be resided to provide a more formal facade to SR 48 (South Main Street) or a fenestration pattern shall be added to the proposed east elevation with final approval to be granted by the Planning Department.
12. The final building materials shall be approved at a later date by the Planning Commission.

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

Forest Walk (Charles Simms Development Co.) - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Charles Simms Development Company for Forest Walk located along Clyo Road north of Black Oak Drive on what is known as the Weller Farm. The zoning on the 24.47 acre parcel is R-1c, Single-Family Residential. The request is to construct 47 lots in a residential cluster development on the site. As a part of the development, 0.65 acres of parkland would be required for parkland dedication and would be added to the existing Forest Walk Park.

One (1) of the 47 lots would locate the existing house and outbuildings on approximately 3.8 acres within the development. Mr. Feverston stated that an existing barn on the site does have some historic value. The residential cluster development allows flexibility and preservation of physical characteristics on the site including trees along the stream valley. Retention basins are located on the northwest corner of the property along with the creation of additional stormwater drainage on the southeast portion for the construction of a weir.

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

1. The .65 acres of parkland shall be dedicated as required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-In-Lieu Requirements for New Subdivisions or Developments. The final configuration of the .65 acre park shall be subject to approval by the City Planner.
2. Forest Walk Drive shall be redesigned to reduce the sharp curve between Clyo Road and Forest Creek Drive, subject to approval by the City Engineer.

3. The approach to the private drive for the Weller lot shall be concrete and an asphalt or concrete drive shall be constructed to the building setback line on Forest Walk Drive, subject to approval by the Planning Department.
4. A sidewalk shall be installed on the south side of Forest Walk Drive between Forest Creek Drive and Clyo Road.
5. The portion of the walkway between Lots 23 and 24 and adjacent to Lot 42 shall be constructed of 4 inch thick concrete. The portion of the walkway that connects Forest Creek Drive and Deer Run Road shall be constructed of either 4 inch concrete or asphalt. All walks shall have a minimum of 4 feet.
6. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention, detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The developer shall work with the City Engineer to provide stormwater detention at the southeast corner of the property. The proposed detention basin shall be constructed in a manner to minimize disturbance of the wooded area, subject to approval by the City Engineer.
7. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
8. 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.
9. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
10. All street names shall be approved by the City Planning Department.
11. No signs are being approved as part of this application.

Mr. Charles Simms, applicant, and Mr. Jim Debrowski , Woolpert Consultants, were present for the review of the project. Mr. Simms stated that in review of the staff recommendations, he had no objection to any of those issues.

Mr. Jim Beard, 7182 Tamarind Trail, stated that the way the overall density was calculated for this subdivision is in violation of the Zoning Ordinance. He stated the Zoning Ordinance states that in calculating the average lot area for a development, public or private street area shall be excluded. According to the plan being proposed, Mr. Beard stated street area is not being considered. At present, the total acreage for the project is 24.47 acres, the right-of-way is 4.15 acres which leaves just over 20 acres for development. That amount of acreage would allow 40 lots including the one for the existing house. Mr. Beard requested that the Special Approval be denied since it does not meet the standards in the Zoning Ordinance.

Mr. Feverston stated that in regard to the paragraph of the Zoning Ordinance Mr. Beard referred to, the interpretation has always been since the adoption of the Ordinance in 1986, that which is considered public right-of-way would be in this instance the Clyo Road area and none of the internal streets which would be a part of this development. The Zoning Ordinance also states that any R-1c zoning district shall have a maximum gross density of 2 dwelling units per acre. This property, based on the 24.47 acres, would allow 47 lots. This is keeping with the consistency and how the Zoning Ordinance has been interpreted since 1986. Developments in Yankee Trace, Nestle Creek, Cheltenham, etc., have been calculated in the same manner.

Mr. Mike Shields, 1104 Deer Run Road, stated that he objected to several issues regarding the project. The streets are more narrow than streets in the adjoining neighborhood which could result in a safety problem; sidewalks are only on one (1) side of the street which is not consistent with the adjoining neighborhood; the averaging of lot sizes for a residential cluster development is not consistent with surrounding development; and, the setbacks from the adjoining neighborhood is not consistent and is unacceptable. Further, the land being used in calculating the density, in some instances, is undevelopable land. Mr. Shields stated that no attempt has been made to work with the neighbors. He stated that they want to be a part of the process and felt excluded from the development they consider a very sensitive property. He requested the plan not be approved until all issues can be rectified.

Mr. John Tollefson, 1096 Deer Run Road, stated that clustering and the proposed setbacks from the Deer Run neighborhood changes the character of the community. He stated the City is getting away from its goal which is to have predominantly low-density, single-family homes. He stated that clustering is not going to do anything to enhance the neighborhood.

Mr. Hansford stated that streets that are more narrow in width seem to slow traffic down through neighborhoods, therefore, creating a safer situation.

Mr. Hoffman agreed, stating that Yankee Trace has constructed 24 foot and 21 foot street widths in that development.

Mr. Feverston stated that although sidewalks are proposed on one (1) side of the streets, a sidewalk has been created to connect the entire neighborhood with walking paths. He stated, further, that staff felt it was necessary to notify representatives of the neighborhoods of this application even though it did not require a public hearing.

Mr. Oliver felt that the 8 lots to the north of the site were sensitive to the Deer Run neighborhood.

Mr. Durham stated that if this property was developed as a traditional subdivision, a large portion of the character would be destroyed.

Mr. Hansford stated that the Weller family have been stewards of the community for a very long time. They are now at a point where they need to get a return on their investment to the community and remain sensitive to the that same community. He felt this plan accomplished that goal.

Mr. Shields stated that the neighborhood was a not part of the planning process for this development and requested the application be tabled until their thoughts are included.

Mr. Simms stated that he tried to include the neighbors during the previous project, was aware of their concerns, and he was not going to repeat that process.

MOTION: Mr. Hansford moved approve the Special Approval application for Forest Walk, submitted by the Charles Simms Development Company subject to the following conditions:

1. The .65 acres of parkland shall be dedicated as required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-In-Lieu Requirements for New Subdivisions or Developments. The final configuration of the .65 acre park shall be subject to approval by the City Planner.
2. Forest Walk Drive shall be redesigned to reduce the sharp curve between Clio Road and Forest Creek Drive, subject to approval by the City Engineer.
3. The approach to the private drive for the Weller lot shall be concrete and an asphalt or concrete drive shall be constructed to the building setback line on Forest Walk Drive, subject to approval by the Planning Department.
4. A sidewalk shall be installed on the south side of Forest Walk Drive between Forest Creek Drive and Clio Road.
5. The portion of the walkway between Lots 23 and 24 and adjacent to Lot 42 shall be constructed of 4 inch thick concrete. The portion of the walkway that connects Forest Creek Drive and Deer Run Road shall be constructed of either 4 inch concrete or asphalt. All walks shall have a minimum of 4 feet.

6. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention, detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The developer shall work with the City Engineer to provide stormwater detention at the southeast corner of the property. The proposed detention basin shall be constructed in a manner to minimize disturbance of the wooded area, subject to approval by the City Engineer.
7. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
8. 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.
9. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
10. All street names shall be approved by the City Planning Department.
11. No signs are being approved as part of this application.

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

Stoll & Company/Wickline Builders - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for the construction of a new 12, 000 square foot industrial building on South Metro Drive, east of and adjacent to PC's Plus. The zoning on the 1.11 acre parcel is Industrial Planned Development, I-PD. The parking required for this facility is 40 spaces and the applicant has proposed 46 spaces to satisfy that requirement.

The proposed building is a combination of split face block with a banding. A hip roof is proposed, rather than a flat roof, with two gabled entrances on the front of the building. The elevation facing the parking, the west elevation, will have windows and the east building elevation will be a blank wall. A dumpster is proposed at the back of the parking area. The area designated as parking lot landscaping areas are bricked and paved areas, therefore, not satisfying the landscaping requirement.

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

1. Prior to occupancy, South Metro Drive shall be extended to the east property line. Specifically, a base layer of asphalt shall be required.
2. A minimum of 8% of the interior of the parking and paving areas shown on the site plan shall be landscaped, subject to approval by the City Planner. Areas that contain brick or other hard surfaces shall not count toward this requirement.
3. A landscape plan shall be submitted subject to approval by the City Planner.
4. 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 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.
5. The final grading plan shall be subject to approval by the City Engineering Department.
6. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
7. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
8. The location, design and screening of the dumpster shall be subject to the approval of the City Planning Department.
9. No sign depicted shall be approved as part of this application.
10. 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 concrete block and E.I.F.S. as exterior siding material.

Mr. Don Wickline, representing the applicant, stated that the business is relocating to the City and will provide 20 jobs relating to the watch repair business. Expansion is possible over the next few years since this type of business is in demand.

The members of Planning Commission discussed the proposed architecture and how it would fit in with the surrounding buildings. Their suggestion was to incorporate some shadow lines on the west facade to break up the 240 foot building wall.

Mr. Wickline agreed with the need for something to break up the mass. Also, landscaping at the front of the building will provide breakage. He stated that the mechanical units along the east wall will be screened by the landscaping.

MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Stoll & Company subject to the following conditions:

1. Prior to occupancy, South Metro Drive shall be extended to the east property line. Specifically, a base layer of asphalt shall be required.
2. A minimum of 8% of the interior of the parking and paving areas shown on the site plan shall be landscaped, subject to approval by the City Planner. Areas that contain brick or other hard surfaces shall not count toward this requirement.
3. A landscape plan shall be submitted subject to approval by the City Planner.
4. 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 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.
5. The final grading plan shall be subject to approval by the City Engineering Department.
6. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
7. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
8. The location, design and screening of the dumpster shall be subject to the approval of the City Planning Department.
9. No sign depicted shall be approved as part of this application.
10. The applicant shall work with the Planning Department to provide vertical relief on the west facade.

Further, the design of the proposed building is approved assuring the materials, shape and architecture create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission approved the use of concrete block as exterior siding material.

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

Stromag, Inc. - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Stromag, Inc., located at 85 Westpark Road requesting approval for the construction of a new 6,880 square foot addition between two existing buildings. The zoning on the 1.65 acre parcel is Light Industrial, I-1. The parking required for this project is 59 spaces and the applicant has proposed 63 spaces to satisfy that requirement. The applicant anticipates a future expansion of the facility to provide 2900 square feet to be located on the west facade of the southernmost building. The building materials will emulate the stucco and metal fascia along the east elevation of the entire facility.

The existing parking along the east side of the facility is partially located in the right-of-way. The City Engineer has indicated that those parking spaces be relocated out of the public right-of-way. The parking area can be restructured to satisfy the parking requirement, to get it out of the public right-of-way as well as provide a grass street lawn to Westpark Road.

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

1. The two 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 1,920 square foot future addition is approved in concept with the final design subject to approval by the Planning Commission.
3. The front yard parking shall be redesigned to eliminate existing parking in the right-of-way, subject to approval by the City Engineer.
4. The location, design and screening of the new dumpster shall be subject to the approval of the City Planning Department.
5. 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 concrete block and stucco as exterior siding materials.

Mr. Pluckebaum asked where the parking will be relocated on the site.

Mr. Feverston stated that parking areas at the rear of the buildings are underutilized at the present time.

MOTION: Mr. Pluckebaum moved to approve the Special Approval application submitted for Stromag, Inc., 85 Westpark Road, subject to the following conditions:

1. The two 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 1,920 square foot future addition is approved in concept with the final design subject to approval by the Planning Commission.
3. The front yard parking shall be redesigned to eliminate existing parking in the right-of-way, subject to approval by the City Engineer.
4. The location, design and screening of the new dumpster shall be subject to the approval of the City Planning Department.

The Planning Commission approved 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 approved the use of concrete block and stucco as exterior siding materials.

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

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. H. Edman", written in a cursive style.