

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

Tuesday, August 25, 1998

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

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Richard Tompkins; Mr. Rand Oliver; Mr. Douglas Cline. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of August 11, 1998, as written. Mr. Kostak seconded the motion. The motion was approved 6-0-1 with Mr. Cline abstaining.

COMMUNICATIONS

Mr. Feverston stated that a Mobile Workshop for Council and interested members of the Planning Commission will be held on Tuesday, September 8, 1998. The purpose of the workshop is to visit Great Traditions's Wetherington project to view an attached product being constructed in that development. Interested members should contact the Clerk of Council for details. Mr. Feverston stated that the next regular meeting of the Planning Commission will be September 29, 1998, due to this workshop.

NEW BUSINESS

LPL Financial Services - Planning Commission Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted by LPL Financial Services located at 203 West Franklin Street in the APD. The request to be considered by the BAR and Planning Commission is the proposed demolition of an existing garage and connector structure as well as a replacement of that area with an 1,885 square foot building addition. The original structure was built in the 1940's and constructed with a concrete foundation, aluminum siding, stucco and a asphalt shingle roof. The proposed addition will be constructed with the wood siding having the same width and profile as the original siding material. The color scheme of the addition shall match the existing building.

Staff's conclusion in the review of the requested demolition was that the existing garage and connector do not have historic value and the addition to the building in place of the garage and connector will enhance the overall streetscape. It was, therefore, the decision of the BAR to approve the demolition as requested.

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

1. The final design of the median and the parking lot landscaping islands shall be subject to approval by the City Engineer.
2. The turn-around tail at the east end of the rear parking lot shall have a maximum width of 9 feet.
3. The walkway adjacent to the rear parking stalls shall have a minimum width of 6.5 feet.
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 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.
6. 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.
7. The location and design of the fence shall be subject to approval by the Planning Department.
8. A detailed exterior lighting plan shall be subject to approval by the Planning Department.

The Board of Architectural Review recommended approval of the Special Approval application subject to the following additional conditions:

9. The width and profile of the siding on the addition shall match that of the existing building.
10. The width of the cornice trim on the addition shall match that of the existing building.

11. The windows on the addition shall match the size and style of those on the existing building. Window details such as lintels and shutters shall be consistent across the entire new building. The smaller windows in the gables and the stairwell, and the windows in the connector may have a separate design, but shall be compatible with the other windows. All window designs shall be subject to approval by the Planning Department.
12. A single or double window shall be added to the blank portion of the west elevation to complete the window pattern.
13. The design and finish of the rear door shall be subject to approval by the Planning Department.
14. The roof style, materials and color shall match that of the existing building.
15. The color scheme of the addition shall match that of the existing building.

Mr. Bill Deshurko, applicant, stated that he did not object to any of the recommendations as he wanted to make the project as attractive as possible.

Mr. Hansford stated that the applicant has proposed 22 parking spaces for the project which exceeds the requirement of 13 spaces. He asked if the 4 non-conforming parking spaces in the front yard could be deleted from the plan.

Mr. Deshurko stated that they need all spaces possible to accommodate their clients. He stated that an arrangement has been made with the adjoining property owner to the west which allows them to use those front yard spaces as that area is closest to the entrance. In turn, overflow parking from 203 West Franklin Street utilizes the rear parking area to the west. Mr. Deshurko stated that a space has been deleted against the building to allow landscaping and division between the parking area and the building wall.

Mr. Hansford stated that the addition to the building should be treated for what it is. At some point in time when the applicant elects to remove the aluminum siding from the original structure, it would be appropriate to match the lintels, cornice work and moldings as used on the proposed addition. The windows will be consistent since they are double hung, even though they are different in size.

MOTION: Mr. Hansford moved to approve the Special Approval application for LPL Financial Services, 203 West Franklin Street, subject to the following conditions:

1. The final design of the median and the parking lot landscaping islands shall be subject to approval by the City Engineer.
2. The turn-around tail at the east end of the rear parking lot shall have a maximum width of 9 feet.
3. The walkway adjacent to the rear parking stalls shall have a minimum width of 6.5 feet.
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 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.
6. 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.
7. The location and design of the fence shall be subject to approval by the Planning Department.
8. A detailed exterior lighting plan shall be subject to approval by the Planning Department.
9. The width and profile of the siding on the addition shall match that of the existing building.
10. The width of the cornice trim on the addition shall be approved by the Planning Department.
11. All window designs shall be subject to approval by the Planning Department.
12. A single or double window shall be added to the blank portion of the west elevation to complete the window pattern.
13. The design and finish of the rear door shall be subject to approval by the Planning Department.

14. The roof style, materials and color shall match that of the existing building.
15. The color scheme of the addition shall match that of the existing building.

Mr. Kostak seconded the motion. The motion was approved unanimously 7-0.

Yankee Trace, Sec. 18 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Yankee Trace, Sec. 18, located west of Yankee Street connecting to Gatekeeper Way in Sec. 3. The zoning on the 7.632 acre parcel is R-1c, Single-Family Residential. There are 19 lots proposed for Sec. 18 which extends Gatekeeper Way to the west of Heirloom Circle and south to create Dinwiddie Circle. The City Engineer is concerned with the knuckle created at the west end of Gatekeeper Way indicating that a temporary cul-de-sac should be constructed to allow future extension as the land to the west develops.

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

1. All lots shall have a minimum front yard building setback of 25 feet.
2. All street names shall be subject to approval by the Planning Department.
3. The intersection of Gatekeeper Way and Dinwiddie Court shall be designed as a standard "T" intersection and a temporary cul-de-sac be constructed at the end of Gatekeeper Way subject to approval by the City Engineer.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan. He stated that the proposed knuckle is to divide the existing product with a new product as the area to the west develops. This would allow the proper right-of-way to be obtained should the street continue to the west in the future. It is the intent not to extend the street and maintain the division of product physically, however, the option should remain open.

After lengthy discussion by the Planning Commission members concerning the construction treatment to be used at the end of Gatekeeper Way, it was decided to leave the end of the street without curbing, and a gravel turn-around be utilized so as not to mislead potential homeowners of the possible street extension. Also, it was agreed to delete Lot 329 to allow the greatest flexibility for development to the west.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 18, to Council, subject to the following conditions:

1. All lots shall have a minimum front yard building setback of 25 feet.
2. All street names shall be subject to approval by the Planning Department.
3. The intersection of Gatekeeper Way and Dinwiddie Court shall be designed as a standard "T" intersection and a temporary cul-de-sac be constructed at the end of Gatekeeper Way subject to approval by the City Engineer.
4. Delete Lot 329 from the Record Plan.

Mr. Tompkins seconded the motion. The motion was approved unanimously 7-0.

OTHER NEW BUSINESS

Yankee Trace, Sec. 17

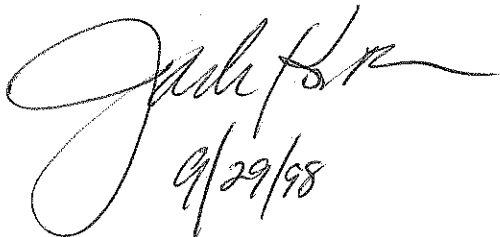
Mr. Feverston presented a revised plan for the residential cluster development plan for Yankee Trace, Sec. 17. The purpose is to give Great Traditions direction regarding the view corridors per the Planning Commission approval. After a discussion, the Planning Commission concluded that the views at the end of Bentgrass Lane and Wedgestone Court were acceptable.

They agreed to modify to break-up the west side of Yankee Trace Drive by providing a reserve area around Lot 293 and across from Wedgestone Court.

Mr. Kiefer presented a draft master plan for Yankee Trace and reviewed it with the Planning Commission.

The Planning Commission thanked Mr. Kiefer for the update.

There being no further business, the meeting was adjourned.


9/29/98