

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 29, 1998

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

Attendance: Mr. Jack Kostak, Vice-Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Richard Tompkins; Mr. Rand Oliver; Mr. Douglas Cline. Absent: Mr. James Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. William Stamper, Economic Development Coordinator.

Excuse Absent Members:

MOTION: Mr. Oliver moved to excuse Mr. Durham from the meeting as he gave staff notice prior to the meeting. Mr. Tompkins seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of August 25, 1998, subject to the following changes:

On Page 1, first paragraph under LPL Financial Services, the fourth line, the words "and Planning Commission" shall be added after "BAR"; and the last sentence shall read "The proposed addition will be constructed with the wood siding having the same width and profile as the original siding material.", followed by "The color scheme of the addition shall match the existing building."

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

PUBLIC HEARINGS

Von Maluski, Frank C. and Barbara J. - Variance of Front Yard Setback

Mr. Feverston stated that the Variance had been withdrawn based on new information being submitted which determined that a Variance was not necessary for the property located at 1465 Ambridge Road.

Mr. Kostak opened the public hearing and indicated that no review would be required as the application had been withdrawn. There being no questions of those persons in attendance, Mr. Kostak closed the public hearing.

No action was necessary.

NEW BUSINESSMiami Valley Sports Foundation - Minor Amendment

Mr. Feverston reviewed a Minor Amendment request submitted by the Miami Valley Sports Foundation for exterior renovation of the former K-Mart building located at 896 South Main Street. The zoning on the property is B-2, General Business. The proposed facelift to approximately 180 feet of the front facade of the existing building will be the first phase of the improvement. The design will have windows cut into the front facade and brick columns to visually create separate units in the overall building. A turned metal element will be used on the upper portion of the facade to simulate a pitched roof.

Staff recommended approval of the application as requested.

Mr. Ken Seidl, project architect, stated that the columns will have brick features with a stone base, and a green metal roof. A walkway along the front of the building will not be covered as the type of occupants will most likely not attract one another. He explained that a covered walkway would not represent the type of uses well and would detract from the facade improvement. The portion of the building not included in the first phase will be painted to compliment the improvement.

Mr. Pluckebaum asked when the project would begin.

Mr. Richard Duncan, property owner, stated that the first phase is anticipated to begin in October and the second phase will depend on when leasing is complete.

MOTION: Mr. Hansford moved to approve the Minor Amendment for Miami Valley Sports Foundation, 896 South Main Street, as requested. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

Just Wallpaper - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Birdseye Building Company for Just Wallpaper to be located on Dayton-Lebanon Pike south of Sheehan Road. The zoning on the 1.183 acre parcel is B-1, Neighborhood Business, which would allow construction of the requested new 4,975 square foot retail building. The parking requirement for the site is 23 spaces and the applicant is proposing 32 spaces. An access road is proposed along the west property line to provide ingress and egress rather directly from Dayton-Lebanon Pike. A dry detention basin will be constructed on the east portion of site to be approved by the City Engineer.

The applicant has submitted a letter to the City indicating that the roof pitch on the building will meet the standards in the Zoning Ordinance.

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

1. The final grading plan shall be subject to approval by the City Engineering Department.
2. 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.
3. A final landscape plan shall be subject to approval by the Planning Department detailing the required landscaping along the western property line showing trees, fencing and mounding. Existing vegetation along the west property line shall be shown on this plan and credit will be given for trees and mounding where these plants will be maintained.
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 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.
5. A detailed exterior lighting plan shall be subject to approval by the Planning Department.
6. The drive west of the proposed building that connects the parking lot to the west access road shall be widened to allow for two-way traffic subject to approval by the City Engineer.
7. The building base shall incorporate split-face concrete block or read as textured concrete subject to approval by the Planning Department.
8. No sign depicted shall be approved as part of this application.

Mr. Kim Birdseye, representing the applicant, stated he did not object to any of the staff recommendations.

Mr. Hansford asked if the parking area proposed could be reduced to allow for more landscaping and green space.

Mr. Feverston stated that should the building owner desire to expand the building, a variance would be required as the B-1 zoning district limits building space to 5,000 square feet.

Mr. Pluckebaum asked where the HVAC units and dumpster would be located.

Mr. Birdseye stated that those HVAC units would be located on the west side of the building and no dumpster would be on the site.

Mr. Hansford indicated that the HVAC units need to be screened with some type of landscaping material.

MOTION: Mr. Tompkins moved to approve the Special Approval application submitted by Birdseye Construction Company for Just Wallpaper, Dayton-Lebanon Pike, subject to the following conditions:

1. The final grading plan shall be subject to approval by the City Engineering Department.
2. 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.
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7. The building base shall incorporate split-face concrete block or read as textured concrete subject to approval by the Planning Department.
8. No sign depicted shall be approved as part of this application.

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

OTHER NEW BUSINESS

Mr. Feverston stated that an application for an office building to be located on the northeast corner of Clyo and Bigger Roads will be submitted for Planning Commission review in the near future.

There being no further business, the meeting was adjourned.

Jack K...
Vice Chairman
10/27/98

