

CENTERVILLE PLANNING COMMISSION  
WORK SESSION MEETING  
Tuesday, April 22, 1997

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

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

Mr. Feverston announced that Mr. McMahon had submitted his resignation as he was anticipating several business transactions that would be conflicts of interest in his role as a Planning Commission member.

LANDSCAPE ORDINANCE

Mr. Feverston stated that the draft ordinance does not include any tree preservation requirements, any tree plantings in the public right-of-way or anything regarding platting subdivisions. Those standards should be incorporated into a separate ordinance that would apply to subdivision regulations as well as any zoning issue.

Mr. Durham stated that he felt plantings to be installed in the right-of-way which abuts bufferyards should be included in this ordinance because plantings closer to the street are the most effective for screening purposes.

Mr. Feverston stated the purpose was to separate public improvements from those requirements of the individual property owner, however, he would incorporate that section into this ordinance as directed by the Planning Commission.

Mr. Durham asked for the review of the limitations on chain link fencing materials.

Mr. Feverston reviewed the permitted areas for the use of chain link fencing.

Mr. Durham asked if Council had considered making the use of chain link prohibited in residential areas.

Mr. Feverston stated that had not been discussed, the only specific material prohibited was metal panel fences.

Other members of the Planning Commission felt that the use of chain link fence in the City is widespread in the City as well as the fact that it is very inexpensive for those needing to fence their yards.

Mr. Hansford stated that the reference to Concrete modular unit should be changed to concrete masonry unit.

With the changes as discussed, Planning Commission directed staff to take the draft ordinance to Council for their review.

Mr. Stone left the meeting at this time.

Rite Aid Corporation - Variance/Planning Commission Special Approval

Mr. Richard Duncan, part owner of the shopping center property, asked if there would be another public hearing for this plan.

Mr. Foland and Mr. Durham informed him that there would not be a formal public hearing as the revised plan is requesting only one (1) of the three (3) original variances reviewed during the public hearing at the previous meeting.

Mr. Feverston stated that the revised plan is requesting only 1 variance for parking and paving setback. The building has been relocated on the site to the north and the main entrance to the facility will now be on the southwest corner of the building.

Mr. Barry Weaver, representing Rite Aid, stated that the legal department for Rite Aid and the title company for the property have determined that the building can be constructed within the "L" shaped property, therefore, eliminating 2 of the requested variances for development of the proposed project.

Mr. Foland asked if the curb cut on the south property line was aligned as suggested by staff.

Mr. Feverston stated that issue had not been satisfied at this time.

Mr. Durham asked if the building elevations had been revised.

Mr. Weaver stated they would like approval for the architecture as originally submitted.

The members of Planning Commission stated the issue of the architectural design had been reviewed with comments at the previous meeting.

Mr. Durham stated that creating a drive along the east property line with landscaping did not seem logical and more thought should be given to use landscaping around the building with parking areas along the building as well. He also felt that the need for a second curb cut from Spring Valley Road within 50 feet of one another was not necessary.

Mr. Weaver stated the curb cuts were necessary for easy of deliveries.

Mr. Feverston commented that the dumpsters need to be relocated to allow property traffic circulation. The building could be pushed back further to the east and more landscaping could be planted along the west building facade.

Mr. Hoffman stated that if landscaping is used against the building, it should not be done in a fashion which would create sight distance problems at the corners of the building.

Mr. Durham stated that the walk on the south facade could be eliminated and replaced with landscaping since it would not be used with no parking in that location. He stated that the plan did not have the minimum number of parking spaces.

Mr. Feverston stated that the overflow parking would be handled off site.

Mr. Weaver stated that there is an easement agreement to allow shared parking on the shopping center site.

Mr. Duncan stated all the owners were extremely concerned with the drastic revisions made to the original plan. He stated that when the development is complete on their building, they don't want the Rite Aid building within 40 ft. of their front door. He stated that in order to generate a quality tenant to rent the unused portion of their building, it would be necessary for Rite Aid not to have their dumpster and rear of their building in the front of their existing building. He stated that they do not mind having the building shifted slightly to the east, however, they would oppose vigorously any variances, decrease in landscaping and green space, etc. He stated that if they have to build their own green space along the north property line that will be addressed, however, they are not going to sit by and let this thing happen because this project will have a real detrimental affect on their property. The revised plan has eliminated parking spaces from the site which would have to utilize off site parking, and that is not acceptable.

Mr. Durham stated that the distance between buildings is an issue as it relates to the grade change on the site. He pointed out, further, that the Planning Commission had directed the applicant at the previous meeting to revise the architecture to construct the building with an appearance of not having a true back in order to make it more attractive to all surrounding properties.

Mr. Duncan stated that their concerns were the close proximity of the Rite Aid building to their building; the creation of an alley affect in front of their building to provide access between the properties; and, no shared parking to permit the parking and paving setback variance as requested by the applicant.

Mr. Durham asked Mr. Weaver if the building could be moved closer to SR 48 satisfying the setback standards and the additional parking by locating it to the back of the building.

Mr. Weaver stated that it might be possible, however, Rite Aid wanted to get as much visibility from the location as possible with a site plan that will best address their needs. He stated that the revised plan best suits the site which took into consideration the suggestions of the Planning Commission at the last meeting.

Mr. Durham asked Mr. Duncan how much parking their facility would require.

Mr. Duncan stated they were unsure how much of the building they would utilize, however, the remainder of the building would be used by a complimentary user. The existing walk in front of the building will be covered with the architectural update to the entire shopping center building under their ownership in the near future. This will also make the appearance of the buildings seem closer together.

Mr. Feverston stated that if the building was moved closer to the west, a single double-stacked island could be constructed to provide more room at the rear of the building. This would accommodate room for the dumpsters and more room for traffic circulation. The driveway to the south will need to be realigned with the drive on the opposite side of Spring Valley Road.

Mr. Weaver stated that Rite Aid feels they have an ideal plan and with the great expense of this particular property, they will be very determined to get it approved. He stated that he did not feel that the Rite Aid facility would significantly impact any tenant located in the shopping center building.

Mr. Durham and Mr. Foland stated that it is not likely to approve the parking and paving setback will be approved. Therefore, some modification must be made to the site plan.

Mr. Durham reminded Mr. Weaver of the comments made at the last Planning Commission meeting regarding the architecture. Mr. Durham stated that topography on the site is very important and it would have to be considered as to how it affects the site plan and the elevations.

Mr. Feverston asked Mr. Duncan that since he had indicated their plan should be submitted for consideration in the near future, if the overall plan of the shopping center property could be coordinated with the plan for the Rite Aid facility.

Mr. Duncan indicated they would not be in a position to do so at this time.

Mr. Feverston asked if it would be a possibility to provide a green space on the north property line and extend into the shopping center property which would avoid the need for the variance.

Mr. Duncan stated that would be a possibility.

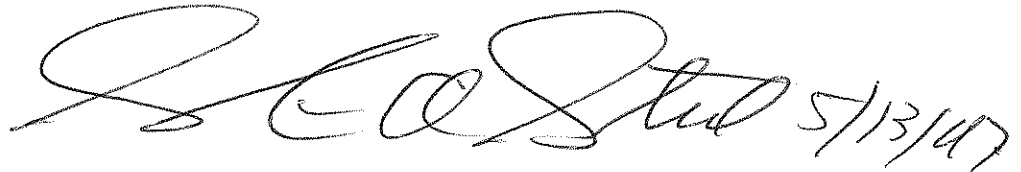
Mr. Feverston stated that revised building elevations, preliminary grading plans with topos, alignment of the driveways along Spring Valley Road, and building and dumpster locations should be submitted to the Planning Commission for their next review of the project.

Mr. Weaver stated he would like some specific direction as to what the Planning Commission wanted to see concerning the building elevations.

Mr. Durham stated that the new Bob Evans on Wilmington Pike would be a good example since it is similar in size to the proposed building.

Mr. Weaver stated that as soon as the additional information can be completed, it will be submitted to the Planning Commission for review.

There being no further business, the meeting was adjourned.



A handwritten signature in cursive script, followed by the date "5/13/17".

