

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 8, 1996

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

Attendance: Mr. James Durham, Acting Chairman; Mr. Timothy Shroyer; Mr. Jack Kostak; Mr. Patrick Hansford. Absent: Mr. Scot Stone; Mr. Arthur Foland; Mr. Pete McMahon. Also present: Mr. Steve Feverston, Acting City Planner.

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

Approval of minutes:

MOTION: Mr. Shroyer moved to approve the Planning Commission minutes of September 24, 1996, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Jim Obert, Great Traditions, was present to request review of the Swim and Tennis Center at Yankee Trace. He stated that since the previous review by the Planning Commission, Great Traditions had reevaluated the facility needs for the center to be utilized by the Yankee Trace residential community. In an effort to address the concerns of the Planning Commission, Great Traditions felt that it should be stressed that this site will be a community facility and not a swim club. He stated that they have redesigned the building to accommodate shower stalls with a bench area. He stated they are not prepared to redesign the building as the cost of something more than originally proposed would be cost prohibitive. The parking proposed is 37 spaces which Mr. Obert stated supports the demand as their experience with other developments has been that there is very little drive-in traffic to a community facility. He stated that they seeking approval so construction can begin.

Mr. Durham stated that the issue of the swim and tennis center seems to be more of a contract matter between the City and Great Traditions as to the actual facility in terms of the facilities offered on the site.

Mr. Hansford stated that he was uncomfortable reviewing plans over

the desk as was done at the last meeting for the same issue, and the project should go through the regular review process. He stated that the other option would be to pass the project along to Council without a recommendation from the Planning Commission if the applicant did not want to submit plans in time for the staff to properly review them and make a recommendation to the Planning Commission.

The remaining members of the Planning Commission agreed that the project should go through the proper review process as they were uneasy about making decisions on short notice.

Mr. Durham stated that the City Manager should be involved in the review of the proposed facility so that his input is available to the Planning Commission as this is a contract issue. He stated that the Planning Commission does not normally function as a board to review the interior of buildings and recommendations from those involved in the contract should be considered in the review process.

NEW BUSINESS

Parkway Professional Center - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Parkway Professional Center, Phase 2, located on Centerville Business Parkway north of Clyo Road. The zoning on the 4.853 acre parcel is I-PD, Industrial Planned Development. The request is for the construction of 3 new office buildings to complete the project site. The parking spaces required for the entire development are 148 spaces and the applicant has proposed 153 spaces. The architecture for Phase 2 will be in the same theme as what was used on the buildings in Phase 1.

Mr. Feverston stated there had been some confusion with the applicant as to whether Phase 2 was actually approved, therefore, grading and some site work had begun in preparation for construction on the site. When the applicant applied for building permits, it was discovered that Phase 2 was not approved. The applicant has worked very hard to get the necessary documents to the Planning Commission to obtain final approval. At the time Phase 1 was reviewed, a concept plan was reviewed by the Planning Commission and there was no great concern for these building locations at that time.

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

1. Landscape islands shall be installed along the east perimeter of the parking lot to satisfy the 5% parking lot landscaping requirement subject to approval by the Planning Department.
2. Plans for all exterior lighting shall be approved by the Planning Department.

Mr. Ken Seidl, architect for the project, stated that they had reviewed staff recommendations and had no objections to the. He stated that Phase 2 will carry out the same character as that established in Phase 1.

Mr. Hansford was concerned a difference in usage of the building would affect the parking requirement.

Mr. Dominic Stolfo, representing the developer, stated that the occupants of the buildings are a mix of office uses that balance the parking proposed.

Mr. Hansford stated that he was concerned, further, that no additional trees be removed from the site that are designated for preservation.

MOTION: Mr. Kostak moved to approve the Special Approval application for Parkway Professional Center, Phase 2, subject to the following conditions:

1. Landscape islands shall be installed along the east perimeter of the parking lot to satisfy the 5% parking lot landscaping requirement subject to approval by the Planning Department.
2. Plans for all exterior lighting shall be approved by the Planning Department.

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

Other New Business

Mr. Feverston informed the Planning Commission that the landscaping and tree preservation ordinance options were presented to Council at their last work session by he and Mr. Stone. Council was receptive to Option #1 and an ordinance will be prepared with those concepts as soon as possible for review.


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Mr. Feverston stated that an annexation hearing was held this date concerning 10.9 acres of property on Paragon Road adjacent to the golf course property. The decision of that hearing will be rendered by the County in the next 90 days.

There being no further business, the meeting was adjourned.


Chairman 10/20/96