

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 27, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Jack Kostak; Mr. James Durham; Mr. Patrick Hansford; Mr. Timothy Shroyer. Absent: Mr. Peter McMahon. Also present: Mr. Alan Schwab, City Planner.

MOTION: Mr. Foland moved to excuse Mr. McMahon from the meeting as he gave prior notice to the Planning Department. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of January 9, 1996, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Shroyer abstaining.

COMMUNICATIONS

Mr. Schwab informed that David Jensen had visited Centerville with a group of developers from Oklahoma City to tour the Yankee Trace development. The concern of the developers was the use of narrow streets proposed for their development. Those persons visiting were quite impressed with the Yankee Trace development and plan to incorporate those ideas in their project.

NEW BUSINESS

Hazco, Inc. - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Hazco, Inc. proposed to be located on Centerville Business Parkway adjacent to I-675. The zoning on the property is Industrial Planned Development, I-PD. The request is to seek approval for a 50,000 sq. ft. building on the site. Mr. Schwab stated that the building is to be constructed of an exterior finish insulation system (dryvit) siding material with an extensive use of glass and terned metal roofing on parts of the building.

A stormwater retention pond is proposed on the northeast corner of the site which would be a dry basin and carry water through an outlet to a swale along I-675. The parking area is located at the front of the building which proposed 140 spaces and, therefore, satisfies the 136 spaces required by ordinance.

An extensive evergreen buffer planting is proposed on the east side of the property with the initial planting height of 7 ft. that is a double row of juniper and in some cases triple rows. Some additional height would be added to the existing mound where it is currently at its lowest height. The existing trees on the site will remain with the exception of some trees at the entrance to the site.

Two future expansion areas are shown on the plan for a future lab and office area. The predominant portion of the building is office use with a lab area on the north side of the building with some warehouse space as well.

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

1. The Planning Commission must specifically approve the use of the exterior finish insulation system (dryvit) siding material proposed to cover the exterior walls of the proposed building and the use of a standing seam metal roof.
2. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
3. The areas designated as future lab, future office and the future parking lot are approved in concept, however, the final design of these additions shall be subject to approval by the Planning Commission.
4. The parking lot shall be setback a minimum of 20 feet from the north property line.
5. The existing stand of trees along the southern portion of the site shall be preserved and not disturbed by grading during construction. A line delineating the construction and grading limits for this project shall be placed on the grading plan around the wooded area subject to approval by the Planning Department. A temporary construction fence shall be placed along this grading limit subject to approval by the City Engineer.
6. The dumpster screening shall be subject to approval by the Planning Department.
7. The final grading plan shall be subject to approval by the City Engineering Department.

8. 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.

Mr. Mark Metzger, Construction Managers of Ohio, was present for the review of the project.

Mr. Durham stated that there was no elevation of the east side of the building and felt the application should be tabled until that information was submitted.

Mr. Schwab stated that the applicant indicated that the back of the building would be constructed with the same treatments as the front of the building.

Mr. Metzger stated that he did have an elevation of the rear of the building with him and reviewing them with the Planning Commission.

Mr. Shroyer suggested that the City Beautiful Commission review the landscape plans for their consideration.

Mr. Stone stated that he did not feel it would be appropriate to delay applicants while other commissions review plans that are a project before the Planning Commission. The standards will be considered through the ordinances which are established for the purpose of Planning Commission and Council review for new building projects.

Mr. Stone asked what type of lighting is proposed.

Mr. Metzger indicated it would be down-directed lighting without spillage onto other properties.

MOTION: Mr. Foland moved to approve the Special Approval application for Hazco, Inc., subject to the following conditions:

1. The Planning Commission specifically approves the use of the exterior finish insulation system (dryvit) siding material proposed to cover the exterior walls of the proposed building and the use of a standing seam metal roof.
2. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
3. The areas designated as future lab, future office and the future parking lot are approved in concept, however, the final design of these additions shall be subject to approval by the Planning Commission.

4. The parking lot shall be setback a minimum of 20 feet from the north property line.
5. The existing stand of trees along the southern portion of the site shall be preserved and not disturbed by grading during construction. A line delineating the construction and grading limits for this project shall be placed on the grading plan around the wooded area subject to approval by the Planning Department. A temporary construction fence shall be placed along this grading limit subject to approval by the City Engineer.
6. The dumpster screening shall be subject to approval by the Planning Department.
7. The final grading plan shall include the additional height to the extent practical of 2-3 feet of earth mounding to be located in the buffer area and shall be subject to approval by the City Planning and Engineering Departments.
8. 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.
9. The landscape plan shall reflect additional landscaping in the buffer strip to better screen the service doors on the east side of the building. This plan must be approved by the Planning Department.
10. The concrete material used on the east side of the building shall be painted a color to harmonize with the dryvit material on the east side of the building.

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

Waccamaw Pottery - Minor Amendment

Mr. Schwab reviewed the Minor Amendment request by Kimco Realty Company for Waccamaw Pottery to be located at 261 East Alex-Bell Road which was the former Macy Close Out facility. The 13.749 acre parcel is zoned Business Planned Development, B-PD. The request is to remodel the existing building and to a facelift to this portion of the shopping center. The portion of the existing building to the east would be removed to allow the building to go straight across with a new entrance to the building created. Some resealing and patching of the existing parking lot would be done. The existing freestanding sign would be used with sign face changes to reflect the new tenant. New lighting fixtures would be added to

compliment those used in the Cross Pointe Centre. Landscaping would be added into the existing landscaping areas.

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

1. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Department.
2. Any changes to the parking lot layout, design, landscaping or lighting shall be subject to approval by the Planning Department.

Mr. Pat McCune, representing Kimco Realty Company, was present for the review of the project.

Mr. Foland asked if the sign would be changed at some point in time.

Mr. McCune indicated it would be redone in the future. He stated that the brick detail of the facelift will match what is existing in the remainder of the shopping center.

MOTION: Mr. Foland moved to approve the Minor Amendment for Waccamaw Pottery, 261 East Alex-Bell Road, subject to the following conditions:

1. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Department.
2. Any changes to the parking lot layout, design, landscaping or lighting shall be subject to approval by the Planning Department.

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

There being no further business, the meeting was adjourned.

[Handwritten Signature]
Chairman 3/29/96

