## CENTERVILLE PLANNING COMMISSION REGULAR MEETING Tuesday, March 12, 1996

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

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

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

#### Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of February 27, 1996, Regular Meeting, as written. Mr. Shroyer seconded the motion. The motion was approved unanimously 4-0.

#### NEW BUSINESS

## Gordon Food Service - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Gordon Food Service seeking approval to construct a new 14, 637 sq. ft. building adjacent to the Dayton Sports & rec facility located on the southwest corner of Wilmington Pike and Whipp Road. The zoning on this site is Business Planned Development, B-PD which has had a Major Use Special Approval approved for the entire site as a part of the Sports & Rec facility. The project has 75 parking spaces proposed which satisfies the standard of 73 spaces for this portion of the site.

The proposed architecture for Gordon Foods is of brick construction on all sides with a dark red canopy at the entrance at the corner of the building. Some banding has been incorporated with the darker accent brick which will be used along the sides with a darker accent toward the bottom of the building. A 10 ft. brick wall has been extended to provide screening of the loading area from the adjacent properties. The design of this building has created a cohesiveness between the existing Sports & Rec and the this building. The standard Gordon Foods building is a white split-face concrete block building with a bright red awning. The proposed building is dramatically different than the company's standard architecture.

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

- 1. The machine room and condenser unit shall be moved from the roof and placed on the ground and screened with the location and screening subject to approval by the Planning Department.
- 2. A final lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
- 3. The final design of the proposed access driveway at the northeast corner of the proposed development shall be subject to approval by the City Engineer.
- 4. A landscape island, having raised concrete curb, shall be constructed in the parking lot where a painted island is proposed on the site plan subject to approval by the City Engineer.
- 5. All signs shown on the site plan or building elevations shall not be approved as a part of this application.
- 6. The final grading plan shall be subject to approval by the City Engineer Department.
- 7. 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. Todd Petersen, Site Development Manager for Gordon Food Service, was present for the review of the application.

Mr. Shroyer asked if shopping carts would be made available and where those carts would be contained in the parking area.

Mr. Petersen stated that those provisions had not been made for cart containment, however, they would be willing to work out some type of containment system with staff.

Mr. Kostak asked the hours of operation.

Mr. Petersen stated that hours of operation will typically be 8 AM to 8 PM Monday through Saturday, and 12 PM to 5 PM on Sunday. Deliveries would be made between 6 AM and 10 AM, however, hours could be flexible as they use their own delivery service.

Mr. Kostak asked the type of material to be used on the canopy.

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Mr. Petersen stated that it would be made of Lexon plastic which is a very durable material of which the color would not fade.

Mr. Durham asked if the parking spaces on the northwest portion of the site were necessary for their operation.

Mr. Petersen stated they are necessary to satisfy the parking requirements.

The members of Planning Commission were concerned with the view of the parking along the west side of the property, however, Mr. Schwab stated that the elevation of the property in relation to those residential properties would provide more of a view of the wall of the building. From the ground level of the residential properties, the screening provided should be effective.

MOTION: Mr. Hansford moved to approve the Special Approval application for Gordon Food Service subject to the following conditions:

- 1. The machine room and condenser unit shall be moved from the roof and placed on the ground and screened with the location and screening subject to approval by the Planning Department.
- 2. A final lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
- 3. The final design of the proposed access driveway at the northeast corner of the proposed development shall be subject to approval by the City Engineer.
- 4. A landscape island, having raised concrete curb, shall be constructed in the parking lot where a painted island is proposed on the site plan subject to approval by the City Engineer.
- 5. All signs shown on the site plan or building elevations shall not be approved as a part of this application.
- 6. The final grading plan shall be subject to approval by the City Engineer Department.
- 7. 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. Kostak seconded the motion. The motion was approved unanimously 4-0.

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# The Kroger Company - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by The Kroger Company located at 1023 South Main Street in the Centerville Place Shopping Center. The zoning on the property is Business Planned Development, B-PD. The request by the applicant is seeking approval of a 22,422 sq. ft. addition to the existing building. The parking spaces required for this addition is 124 spaces and the plan proposed 131 additional spaces. The new facade on the proposed addition would change with the color of the existing split-face block to more of a taupe or light brown color with some dryvit material being incorporated into the architecture. A new entrance to the facility would be located further to the north. Landscaped areas are shown along the front of the building.

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

- 1. The property line bisects the proposed expansion of the Centerville Place Shopping Center. The property line shall be adjusted to accommodate this improvement including all crosseasements for access subject to approval by the City Attorney.
- 2. The Planning Commission must specifically approve the use of split-face block and exterior finish insulation system (dryvit) as siding material for the front building elevation and concrete block for the north and west building elevation.
- 3. A final lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
- 4. The final design of the proposed access driveway along the north side of the proposed building shall be subject to approval by the City Engineer to include a landscape buffer along the north building wall and curbing to provide visibility around the northeast and northwest corners of the building.
- 5. Landscape islands, having raised concrete curb, shall be constructed at the west end of the parking bays to improve corner visibility, subject to approval by the City Engineer.
- 6. The compactor pad shall be constructed in a manner to provide a drain system for the compactor.
- 7. The compactor shall be screened subject to approval by the Planning Department.
- 8. The final grading plan shall be subject to approval by the City Engineering Department.

9. 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. Tim McNamara, representing The Kroger Company, along with Kevin Mitchell, Kevin Bleikner, Rick Hungerford and Joe Lenane were present for the review of the proposed project.

Mr. McNamara stated that the store originally opened in 1969 and was expanded in 1985. Should this addition be approved, this facility would be the second largest store in the area. He stated that in evaluating the existing shopping center and the proposed expansion, the best building material would be the split-face block material to allow the store to be constructed in the manner that is being proposed. The color scheme proposed would be used through the entire center so that it will blend well.

Mr. Hansford asked if the split-face block would be painted or a colored concrete.

Mr. Mitchell stated that both the old and new material would be painted.

Mr. McNamara stated that they felt that the curbing along the north building wall could be better addressed with yellow safety posts placed at the corners of the building to alert drivers of the building as well as possible oncoming traffic. Striping could also be installed to identify separate lanes to control traffic situations.

Mr. Hansford stated that he had seen enough strip shopping centers to know that striping will not control traffic.

Mr. McNamara stated that he was not sure what staff wanted in the way of landscaping on the north elevation, however, it is their experience that most nothing would grow on the north side of the building with the exception of moss. He stated that the staff recommendation to locate the landscape islands at the west of the parking bays is a maintenance problem as well as people seem to walk through these areas which is more of an eyesore than being aesthetically pleasing.

Mr. Hansford suggested that if the applicant did not want to located the landscape islands on the west end of the parking bays, those located on the east end could be doubled in size with more intense landscaping.

Mr. McNamara stated that they were trying to construct this project and blend with what is existing.

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Mr. McNamara stated that they did not understand why the screening would be needed for the compactor.

Mr. Hansford stated that the standard of the City is to screen these types of fixtures.

MOTION: Mr. Kostak moved to approve the Planning Commission Special Approval application submitted by The Kroger Company subject to the following conditions:

- 1. The property line bisects the proposed expansion of the Centerville Place Shopping Center. The property line shall be adjusted to accommodate this improvement including all crosseasements for access subject to approval by the City Attorney.
- 2. The Planning Commission specifically approves the use of split-face block and exterior finish insulation system (dryvit) as siding material for the front building elevation, split-face block on the north elevation and concrete block for the west building elevation.
- 3. A final lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
- 4. The final design of the proposed access driveway along the north side of the proposed building shall be subject to approval by the City Engineer to include a landscape buffer along the north building wall and curbing to provide visibility around the northeast and northwest corners of the building.
- 5. Landscape islands, having raised concrete curb, shall be constructed at the west end of the parking bays to improve corner visibility, subject to approval by the City Engineer. If islands are not installed on the west end of the parking bays, the east end of the parking bays are to be increased in size with more intensive landscaping to be installed to be approved by the Planning Department.
- 6. The compactor pad shall be constructed in a manner to provide a drain system for the compactor.
- 7. The compactor shall be screened subject to approval by the Planning Department.
- 8. The final grading plan shall be subject to approval by the City Engineering Department.

9. 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. Shroyer seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

Adding 45/4/96

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