

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, May 14, 1996

Mr. Foland called the meeting to order at 7:35 P.M.

Attendance: Mr. Scot Stone, Chairman (where noted; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Timothy Shroyer; Mr. Peter McMahon; Mr. Arthur Foland. Absent: Mr. James Durham. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. William Stamper, Community Development Director.

Excuse absent members:

MOTION: Mr. McMahon moved to excuse Mr. Durham from the meeting as he gave staff prior notice of his absence. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of April 9, 1996, Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved 4-0-1 with Mr. Foland abstaining.

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of April 9, 1996, Work Session, as written. Mr. Shroyer seconded the motion. The motion was approved 4-0-1 with Mr. Kostak abstaining.

Mr. McMahon noted that the Work Session was more of a lecture by the attorney for the School than a Work Session meeting which resulted in a waste of time, and he would not like this situation to occur again.

COMMUNICATIONS

Tower Heights Middle School

Mr. Schwab stated that Council reviewed the Special Approval application for Tower Heights Middle School which was referred to them by the Planning Commission. The application was approved with revisions as submitted by the School District. The screening was increased and the gymnasium height was lowered. The brick coursing was changed to eliminate the bands of accent brick on the open parts of the gymnasium.

Mr. Stone arrived at this time.

NEW BUSINESSCenterville Business Building - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application for the 21,000 sq. ft. office building to be located on the northeast corner of East Alex-Bell Road (SR 725) and Olde Greenbrier Lane. The zoning on the 2.266 acre parcel is Office Planned Development, O-PD. The project would require 84 parking spaces and the applicant is proposing 89 spaces. A fee-in-lieu of road improvements to Alex-Bell Road is being recommended by staff. There is a mixture of deciduous trees and evergreen trees behind the back of the sidewalk area along Olde Greenbrier Lane as well as a taller row of pyramidal arborvitae in the corner area of the property. The arborvitae and one (1) additional tree will be removed for the development of the project, however, the other trees on the site will be preserved.

The single-story building proposed will be constructed of brick with a pitched roof and banding accentuating the building. The access drive will be located directly across from the access to the Cable Council property. The retention area for this site is to be located between the proposed building and Alex-Bell Road. The proposed lighting to be used in the parking islands is a Granville fixture which are the same style fixtures as used on South Main Street. Brick screening will be placed around the dumpster area with vegetation planted against the wall around the dumpster.

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

1. In lieu of adding an additional lane of pavement, curb, gutter, sidewalk and roadway stormwater drainage improvements to the north side of Alex-Bell Road, the applicant shall pay an amount of money to the city approved by the City Engineer that represents an estimate of the cost of the previously itemized improvements to Alex-Bell Road. This money shall be used by the City for the future improvement of Alex-Bell Road which is currently being designed by an engineering consultant hired by the City. The cost of any temporary improvements to Alex-Bell Road required by the City Engineer shall be subtracted from the escrow amount.
2. The alignment of the driveway to Olde Greenbrier Lane accessing this property shall be subject to approval by the City Engineer.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.

4. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.
5. A detailed landscape plan for the entire site must be approved by the Planning Department showing plant species, spacing, planting height and caliper to be installed.
6. The final grading plan shall be subject to approval by the City Engineering Department.
7. A line delineating the construction and grading limits for this project shall be placed on the grading plan around the existing trees along Olde Greenbrier Lane subject to approval by the City Engineer. A temporary construction fence shall be placed along this grading limit subject to approval by the City Engineer.
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 dumpster screening shall be subject to approval by the Planning Department.
10. None of the signs shown on the plans are being approved as part of this application. All signs must comply with the City Zoning Ordinance.

Mr. Steve Miller, applicant, and Mr. Chris Schaffer, Project Manager, were present for the review of the application.

Mr. Schaffer stated that the project will be a multi-tenant building which will determine the entrance and floor plan depending on the needs of each tenant. Construction is scheduled to begin and be completed in 1996. The architecture proposed is very compatible to what is used in the surrounding area.

Mr. Stone asked if the mounding could be increased in height to screen car headlights from the roadway.

Mr. Schaffer stated that the height will be limited due to an existing sanitary easement in that area of the site.

Mr. Schwab stated that with the mounding height and landscaping the headlights should be screened.

Mr. Hansford stated that the blue pacific juniper plantings are not a good choice for the parking lot islands as their limited mature height will not add to the green space to be used in these areas. He suggested that some spirea be added in with those plantings to give it a more visual affect.

Mr. Shroyer asked what the elevation of the paved surface would be in relation to Alex-Bell Road.

Mr. Schaffer stated it would be about the same as what currently exists.

Mr. Shroyer stated that being the case, he would reiterate the need to increase the mounding height and landscaping to screen the headlights from the parking area.

Mr. Hansford asked how much the building facade might change after the number of tenants is determined.

Mr. Miller stated the only change would be the door locations as well as the addition of some doors on the south and west elevations.

MOTION: Mr. Foland moved to approve the Special Approval application for Steve Miller Construction subject to the following conditions:

1. In lieu of adding an additional lane of pavement, curb, gutter, sidewalk and roadway stormwater drainage improvements to the north side of Alex-Bell Road, the applicant shall pay an amount of money to the city approved by the City Engineer that represents an estimate of the cost of the previously itemized improvements to Alex-Bell Road. This money shall be used by the City for the future improvement of Alex-Bell Road which is currently being designed by an engineering consultant hired by the City. The cost of any temporary improvements to Alex-Bell Road required by the City Engineer shall be subtracted from the escrow amount.
2. The alignment of the driveway to Olde Greenbrier Lane accessing this property shall be subject to approval by the City Engineer.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
4. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.

5. A detailed landscape plan for the entire site must be approved by the Planning Department showing plant species, spacing, planting height and caliper to be installed.
6. The final grading plan shall be subject to approval by the City Engineering Department.
7. A line delineating the construction and grading limits for this project shall be placed on the grading plan around the existing trees along Olde Greenbrier Lane subject to approval by the City Engineer. A temporary construction fence shall be placed along this grading limit subject to approval by the City Engineer.
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 dumpster screening shall be subject to approval by the Planning Department.
10. None of the signs shown on the plans are being approved as part of this application. All signs must comply with the City Zoning Ordinance.

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

#### Tree Preservation Ordinance and Landscape/Buffer Yard Ordinance

Mr. Schwab stated that some of the changes in the Tree Preservation Ordinance included the removal of exemptions that pertain to small development projects. The only exemption retained is for residential lots that would be less than or equal to one (1) acre in size. The protected size was increased to 8 inches from 6 inches. A standard was incorporated that would not allow removal of protected trees that are a part of a required buffer landscaped area.

Mr. Hansford asked Mr. Farquhar if he felt this type of ordinance could be enforced.

Mr. Farquhar stated he felt it would be a difficult ordinance to enforce and it would be tremendously expensive for developers.

Mr. Kostak felt that the Ordinance was written in a way that is very negative and it should provide more incentives to make it a more positive approach. He stated that the Ordinance seems awfully cumbersome for a problem he was not sure even existed.

Mr. Stone stated that whenever a zoning regulation is made, it is a negative for developers.

Mr. Schwab stated that as requested by members of the Planning Commission, some monetary figures were estimated to existing projects should the buffering/landscape ordinance be adopted. On a per 100 foot basis, for residential developments abutting an arterial street, the cost would be \$11,500 compared to \$0.00 currently for plantings in buffer strips. Using Nestle Creek as an example, the cost would be approximately \$3,100 per lot. In multi-family developments located next to an arterial street, Ashton Glen for example, would amount of \$1,360 per unit. Non-residential uses next to a street would be \$6,106 per acre for the Steve Miller Construction project for example, Citizens Federal on Wilmington Pike would be \$4,874 per acre, and Jiffy Lube would be \$11,442 per acre. Business Planned Development (B-PD) zones, Dayton Sports & Rec for example, would require \$12,787 per acre.

Mr. Kostak stated that he did not have a problem with the buffer yard ordinance.

Mr. Shroyer felt that there should be different options as to what would be required depending on the depth of a buffer zone which would be determined by the developer. This would give an appearance of positive rather than negative requirements. He stated that although it seemed cost prohibitive, the developers get back those costs based on the lot sales for increased landscaping on those lots.

Planning Commission directed staff to refine the Ordinances and bring them back for further review at the next meeting.

#### Temporary Garden Centers

Mr. Schwab stated that Council wanted the Planning Commission's opinion on limiting temporary garden centers to sell primarily living plants and have packaged mulch-type products available only a secondary item for sale. This was discussed as a result of the packaged mulch being sold at 290 North Main Street. Planning Commission agreed to recommend a change to address this problem.

There being no further business, the meeting was adjourned.

