

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 25, 1996

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

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

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of May 14, 1996, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved 6-0-1 with Mr. Durham abstaining.

MOTION: Mr. Foland moved to approve the Planning Commission minutes of the May 28, 1996, Work Session, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

The regular meeting of the Planning Commission scheduled for the last Tuesday in July has been rescheduled to the fourth Tuesday, July 23, 1996, due to a meeting of the Montgomery County Commissioners to be held in the Council Chamber.

PUBLIC HEARINGS

Cheltenham Homeowners Association - Sign Variance

Mr. Schwab reviewed the application submitted by the Cheltenham Homeowners Association requesting a sign variance to permit 12 sq. ft. of sign area on a single-sided permanent ground sign on the Association's retention basin property. The sign is proposed to be located on Baldwin Drive at the entrance to the Cheltenham subdivision within the neighborhood. The zoning on the property is R-1c, Single-Family Residential. There is currently one (1) ground sign on Briggs Road at Wilmington Pike identifying the Cheltenham subdivision, approved by variance, as well as a sign on Alex-Bell Road at Penridge, also approved by variance.

A variance was approved for the entrance sign for the Nestle creek subdivision on Baldwin Drive at Bigger Road. The requested variance would allow an entrance sign within the neighborhood on

Baldwin Drive which is the only connecting street to both neighborhoods. There was a wall constructed and situated parallel to Baldwin Drive on the residential basin property dividing the two subdivisions. The desire of the applicant is to place the 12 sq. ft. letters on this existing wall.

Staff recommended to approve the variance request subject to the following conditions:

1. One (1) ground sign shall be located on Reserve Area "E" of Cheltenham Section Three along Baldwin Drive.
2. The sign shall be a single-faced sign. The detailed design of the sign, landscaping and location shall be subject to approval by Planning Department.
3. The sign face area of the sign shall not exceed 12 sq. ft.
4. The sign height shall not exceed 4 ft.
5. Illumination of the sign shall be prohibited.

Mr. Stone opened the public hearing.

Mrs. Debbie Wine, 6733 Penridge, representing the Homeowners Association, stated that they would appreciate approval of the sign variance as requested to further identify their subdivision along Baldwin Drive.

There being no other speakers, Mr. Stone closed the public hearing.

Mr. Shroyer asked if Nestle Creek had requested a sign in the same location for identification to their neighborhood.

Mr. Schwab stated that the only sign which might be a subject of a future variance application is an identification sign for Nestle Creek Two on Alex-Bell Road. The Homeowners Association have indicated that the developer promised a more attractive entrance with walls, however, that has not occurred.

Mr. Durham stated that he did not understand the reason for a sign on a narrow residential street.

Mrs. Wine stated that the labor and materials were donated to decorate the entryway to the neighborhood. There is no distinction between the neighborhoods and they feel that by finishing the wall with the proposed letters, both issues will be accomplished. She

stated that this wall with the letters would complete the theme of the other ground signs.

Mr. Durham stated that the other identification signs were approved by the Planning Commission and were located on major streets directing people into those neighborhoods. He stated that if the City wishes to allow signs in residential neighborhoods, they should be permitted in the sign ordinance and not by variance. He stated that he did not see the need for the sign other than declaring that one neighborhood has been exited and you are entering a new neighborhood.

Mr. Foland stated that two (2) variances had been granted for signs for this subdivision and he did not feel it was necessary on an internal street to have identification.

Mr. Shroyer stated that with the wall running parallel to the street, it does not divide the neighborhoods and appears to be simply a continuation.

Mr. Stone agreed that the other signs approved have been located on major streets and not on internal streets where the only purpose is to divide neighborhoods.

MOTION: Mr. Foland moved to deny the Sign Variance application submitted by the Cheltenham Homeowners Association. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

Mr. Stone explained that this decision could be appealed to City Council.

NEW BUSINESS

Rite Aid - Planning Commission Special Approval

Mr. Schwab reviewed the Special approval application submitted by Rite Aid to be located on South Main street south of Spring Valley Road in Centerville Place Shopping Center. The zoning on the 1.175 acre outlot is Business Planned Development, B-PD. The request is to construct a new 11,335 sq. ft. building. The parking proposed for the facility is 52 spaces. The building is to be constructed of brick with a cap around the entire building. Signage will be permitted along South Main Street and not on two (2) sides of the building as shown on the plans.

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

1. The Planning Commission shall specifically approve the use of "Dryvit" on the exterior of a portion of the building.
2. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.
3. The 6 foot high masonry wall in the landscaped area along the west side of the property shall be deleted and replaced with a revised landscaping plan subject to the approval of the Planning Department.
4. 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.
5. The dumpster screening shall be brick matching the building wall brick and wooden screening gates with the final design subject to approval by the Planning Department.
6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. None of the signs shown on the plans are being approved as part of the application. All signs must comply with the City Zoning Ordinance.
8. The alignment, design and construction standards for the relocated shopping center access drive adjacent to the west side of this property and the connecting roadway to SR-48 shall be subject to approval by the City Engineer.
9. The final grading plan shall be subject to approval by the City Engineering Department.
10. 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. Harold Schofield, architect, was present for the review of the project stating that they were in complete agreement with the conditions as recommended by staff.

Mr. Durham stated that rather than deleting the wall on the west side of the building as recommended by staff, perhaps the wall could be shortened in order to provide room at the two (2) intersections. This would provide the visual break and screening for delivery vehicles.

Mr. Hansford stated that he was concerned with the height of the building. He stated that he felt the proposed building was too massive with the adjacent buildings that have more of a residential character.

Mr. Schofield stated that if the height was reduced on the parapet walls, the roof air conditioning units would be exposed.

Mr. Kostak asked what the total number of required parking spaces was for the project.

Mr. Schwab stated that a cross easement exists with the shopping center which would allow the on-site parking requirement to be 45 spaces.

Mr. Kostak suggested that the number of on-site spaces be reduced and the green space be increased in its place.

MOTION: Mr. Foland moved to approve the Special Approval application for Rite Aid subject to the following conditions:

1. The Planning Commission approved the use of "Dryvit" on the exterior of a portion of the building where noted on the plan.
2. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.
3. The 6 foot high masonry wall in the landscaped area along the west side of the property shall be reduced in length to maintain the proper sight distance to be approved by the Planning and Engineering Departments.
4. 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.
5. The dumpster screening shall be brick matching the building wall brick and wooden screening gates with the final design subject to approval by the Planning Department.

6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. None of the signs shown on the plans are being approved as part of the application. All signs must comply with the City Zoning Ordinance.
8. The alignment, design and construction standards for the relocated shopping center access drive adjacent to the west side of this property and the connecting roadway to SR-48 shall be subject to approval by the City Engineer.
9. The final grading plan shall be subject to approval by the city Engineering Department.
10. 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.
11. The parking spaces shall be reduced for a minimum of 45 spaces which shall be replaced with green space to be approved by the Planning Department.

Mr. Durham seconded the motion. The motion was approved unanimously 7-0.

Bob Evans Restaurant - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Bob Evans Restaurant proposed to be located on the southwest corner of Wilmington Pike and Whipp Road. The zoning on the 1.685 acre parcel is Business Planned Development, B-PD. The parking requirement for the 6,000 sq. ft., 167 seat restaurant is 92 spaces. The applicant has proposed 99 spaces. The building is to be constructed of brick on all sides with a split face concrete block base. The entrance to the restaurant will be situated on the southeast corner of the building.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The Planning Commission shall specifically approve the use of split face concrete block on the exterior bottom portion of the building and on the dumpster enclosure.

2. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.
3. 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.
4. The dumpster screening final design shall be subject to approval by the Planning Department.
5. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
6. 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.
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.

Mr. Larry Wills, Real Estate Manager for Bob Evans Farms, was present for the review of the application. He stated that the proposed restaurant is a new design that they are using in major communities. It allows more room for movement throughout the restaurant, however, does not increase the seating capacity. The new design has been well-received in the areas where it has been used.

Mr. Durham stated that he felt the site plan was excellent in orienting the restaurant to the street and the design overall made the building fit in with the surrounding area. He stated that the rear (west) elevation to the shopping center should be more aesthetically pleasing with a redesign of the down spouts to be interior rather than exterior, the pitched roof run across the rear of the building, something that would make that elevation not appear that it is the back of the building being more consistent with the other elevations.

Mr. Wills stated that he did not feel the building could be redesigned, however, landscaping could be installed to camouflage the down spouts as much as possible.

Mr. McMahon stated that the island located away from the building would provide more screening of the west elevation than a planter area against the building.

Mr. Hansford stated that if landscaping were increased on the rear of the building, it should be done with some type of ivy on the wall. He stated that you would not want to made the rear of the building appear as the entrance for customers.

Mr. Durham and Mr. Stone were concerned with the use of split face block on the base of the building.

Mr. Hansford stated that the City is quite proud of the stone buildings in the community. He stated if any modern-day material that would reflect true stone construction , it would be split face block. He stated that the design is proposed to give the appearance of a stone base on the building and he felt it was appropriate.

Mr. Schwab asked if the same facade treatment should be used on the screening of the dumpster.

The members of the Planning Commission felt that the same design should be used throughout the project.

MOTION: Mr. Foland moved to approve the Special Approval application for Bob Evans Restaurant subject to the following conditions:

1. The Planning Commission approved the use of Split Face Concrete Block on the exterior bottom portion of the building as shown on the drawings.
2. Detailed building elevations including materials must be submitted to and approved by the City Planning Department.
3. 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.
4. The dumpster screening shall reflect the facade treatment of the main building with the final design subject to approval by the Planning Department.
5. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.

6. 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.
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.

Mr. McMahon seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

S. L. S. S. S.
Chairman 8/27/96

