

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, July 23, 1996

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

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

MOTION: Mr. McMahon moved to excuse Mr. Stone, Mr. Durham and Mr. Kostak 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. Hansford moved to approve the Planning Commission minutes of June 25, 1996, Regular Meeting, as written. Mr. Shroyer seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Zebra Design - Minor Amendment

Mr. Schwab reviewed the request by Zebra Design, site located on Centerville Business Parkway, to approve a modification of the Planning Commission Special Approval plan. He stated that approval was granted on the original application by the Planning Commission for site plan and building elevations. A second review was done by the Planning Commission for a change in the building elevations. The applicant is again requesting review of this project for consideration of a slightly different site plan and building elevations. The zoning on the .7138 acre site is Industrial Planned Development, I-PD. The parking requirement for this site is 10 parking spaces and the applicant has proposed 11 spaces. The parking area will be a single bay and be double loaded. The proposed building is basically the same size and location on the site as previously approved. The building is to be constructed of brick with dryvit to be used on some of the more prominent features. The roof is proposed to a pitched roof design.

Staff recommended to approve the Minor Amendment subject to the following conditions:

1. Detailed building elevations, including materials and color, shall be subject to approval by the Planning Department.

2. The Planning Commission must specifically approve the use of 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 landscape plan shall be submitted, subject to approval by the Planning Department that incorporates, where appropriate, preservation of the existing trees on the site.
4. Detailed plans for the dumpster screening shall be subject to approval by the City Planning Department. Brick used on the exterior facing for the dumpster enclosure shall match the building brick and a concrete pad and apron approved by the City Engineering Department shall be required under and in front of the dumpster enclosure.
5. Plans for all exterior lighting shall be approved by the Planning Department.
6. A stormwater drainage plan shall be approved by the City Engineer in accordance with the provisions of the Stormwater Drainage Control Ordinance.

Mr. Alex Luque, architect for the project, stated that concrete block is not to be on this building--only brick and dryvit as an accent material will be used.

Mr. Hansford stated that perhaps the Planning Commission approval should reflect the desire for the applicant to preserve the trees on the east and rear property lines.

Mr. Shroyer stated that with the emphasis that Council is placing on landscape and green space, he did not feel comfortable having the Planning Department review the landscape plans for the project. He felt those plans should be resubmitted to the Planning Commission for their consideration.

The other members of the Planning Commission felt that the trees should be preserved on the east and south lines, and given that direction, staff should review the detailed landscaping plans when submitted.

Mr. Hansford stated that the use of dryvit in this area is not really used and he had a problem with its use in this area of the City.


The other members of Planning Commission felt that dryvit was a basically new material that is being used more and it would be appropriate for this are of industrial development. They felt that this material was only being used as an accent material and was, therefore, appropriate.

MOTION: Mr. Hansford moved to approve the Minor Amendment for Zebra Design subject to the following conditions:

1. Detailed building elevations, including materials and color, shall be subject to approval by the Planning Department.
2. The Planning Commission specifically approved the use of exterior finish insulation system (dryvit) as siding material for the front building elevation, for the north elevation and west building elevation.
3. A landscape plan shall be submitted, subject to approval by the Planning Department that incorporates preservation of the existing trees on the site particularly on the east property line and the area south of the building site.
4. Detailed plans for the dumpster screening shall be subject to approval by the City Planning Department. Brick used on the exterior facing for the dumpster enclosure shall match the building brick and a concrete pad and apron approved by the City Engineering Department shall be required under and in front of the dumpster enclosure.
5. Plans for all exterior lighting shall be approved by the Planning Department.
6. A stormwater drainage plan shall be approved by the City Engineer in accordance with the provisions of the Stormwater Drainage Control Ordinance.

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

There being no further business, the meeting was adjourned.

  
Chairman 8/27/96

