

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 18, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. James Durham; Mr. Stanley Swartz. Absent: Mr. Jack Kostak. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Norbert Hoffman.

MOTION: Mr. Foland moved to excuse Mr. Kostak from the meeting as he gave prior notice to the Planning Department. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Foland moved to excuse Mr. Swartz from the meeting of March 28, 1995, as he gave notice to the Planning Department. Mr. McMahon seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Swartz abstaining.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of March 28, 1995, with an amendment indicating that Mr. Swartz was excused from that meeting. Mr. McMahon seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Swartz abstaining.

NEW BUSINESS

Manor Health Care, Inc. - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by Manor Health Care, Inc., to be located on the northeast corner of Alex-Bell Road (SR 725) and Clyo Road. The proposal is to construct a new nursing home and assisted living facility on the 8.356 acre parcel of land zoned Office Planned Development, O-PD. The project is proposed to be developed in two (2) phases. The first phase would be a 140-bed skilled nursing facility with a ground floor area (GFA) of 356,973 sq. ft. Seventy-four (74) parking spaces are proposed which meets the parking standards in the Zoning Ordinance. The second phase is seeking approval of a concept plan for a one-story assisted-living facility. Thirty-six (36) parking spaces are proposed which will also satisfy the parking requirement. As a part of this application, a fee-in-lieu of improvements to Alex-Bell Road would be required.

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

1. The developer shall place money in escrow with the City in an amount acceptable to the City Engineer, in lieu of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary

- improvements required by the City. The design of any temporary improvements shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.
2. The Planning Commission shall specifically approve the proposed synthetic stucco material as an exterior building material.
  3. The turning radii of all curbed areas within the parking and driveway areas shall be reviewed and approved subject to approval by the City Engineer.
  4. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.
  5. A final grading plan for the entire development shall be subject to approval by the City Engineer. The grading plan shall consider the future widening of Alex-Bell Road.
  6. Plans for all exterior lighting shall be approved by the Planning Department.
  7. A landscape plan shall be submitted, subject to approval by the Planning Department, that incorporates mounding, trees and a low hedge, 2.5 ft. in height and planted in a discontinuous manner to be installed where the parking lots have frontage along Norwich Lane, Olde Greenbrier Boulevard and Alex-Bell Road. Additionally, the landscape plan shall include all landscaping with the parking lot.
  8. Phase II, the one-story assisted-care facility, shall be approved as part of this application subject to Planning Department approval of detailed building elevations, including materials and color. Access to the Phase II parking lot onto Norwich Lane shall be modified to eliminate access to Olde Greenbrier Boulevard subject to approval by the City Engineer.
  9. Any sign shown as a part of this application shall not be approved at this time.
  10. Detailed plans for the dumpster screening shall be approved by the City Planning Department.

Mr. Bob Rasmussen, architect; Mr. Roy Chew, Kettering Medical Center; Mr. Chris Schaffer, Lockwood, Jones & Beals; and Mr. Dave Lanning and Mr. Bill Hasson, Manor Health Care, were present for the review of the project.

Mr. Rasmussen stated that the 2-story building proposed is approximately 60,000 sq. ft. rather than 360,000 sq. ft. The building finish materials will be a combination of brick and synthetic stucco with an asphalt-shingle roof.

Mr. Chew stated that Kettering Medical Center (KMC) has been working with Manor Care for about four (4) years planning for this project as well as the nursing home that has opened on the Sycamore Hospital site. He stated that as a representative of KMC, he would like to support in favor of the Manor Care facilities that have been established on a national level. He stated that the hospital chose Manor Care in a national search based on the quality and integrity of this company.

Mr. Schaffer stated that access to the proposed facility will be provided from Norwich Lane which will be reviewed by the City Engineer. He stated that there is some dispute of access to Olde Greenbrier Lane for Phase 1. He stated that the building is designed to be a 2-story walk-out building which actually has 79 parking spaces incorporated into the first phase.

Mr. Stone asked why access to Olde Greenbrier Lane was not recommended.

Mr. Hoffman stated that it is not necessary for good traffic circulation as well as the fact that there are mature trees in that area that provide a buffer to the area. He stated that he would prefer that it not be approved at this time and wait until Phase 2 is reviewed to determine whether additional access to the site is necessary.

Mr. Swartz asked if the applicant was in agreement with the staff recommendations as proposed.

Mr. Rasmussen stated that he agreed with the recommendations made by staff.

Mr. Durham stated that in his review of the plan, he did not understand how the proposed 2-story building would be situated on the site with the amount of fill at the Alex-Bell Road/Clyo Road intersection. He stated that his concern is the appearance of the facility from the surrounding neighborhoods. He stated that the building will be constructed at an elevation of 60-65 ft. from the intersection to the peak of the roof, or a 6-7 story building, which is quite a presence only sitting 100 ft. back from a residential neighborhood. Mr. Durham stated that he was trying to simply point out the impact this development will have on the surrounding residential neighborhoods.

Mr. Rasmussen stated that this development will not be much different than if the site developed as 2-story townhouses. He stated that their challenge is to give this facility the look of the residential character of the neighborhood in designing the landscape.

Mr. Durham asked if the building could be placed on the site differently to change the massive appearance it will have as proposed.

Mr. Rasmussen stated that those issues have been reviewed, however, the proposed arrangement best suits the needs of the facility as well as the site.

Mr. Durham asked if the northeast wing could be switched with the northwest wing since it is not as large and would be less of an impact on the corner property.

Mr. Rasmussen stated that would not be possible due to the operational aspects of the building.

Mr. Durham stated that he did not understand the need to build out on a manmade knoll to the height of the proposed building towards the intersection versus building back on the site in the natural topography. He stated that the layout of the site fights against the natural topography rather than working with it. Mr. Durham stated that be adding 10-15 ft. of fill to construct the slab floor, you are not working with the topography, you are fighting it.

Mr. Stone asked if staff had seen alternative plans.

Mr. Schwab stated that Mr. Feverston had reviewed other plans with the applicants. Mr. Schwab stated that the maximum building height in the O-PD zoning district is 45 ft. and the proposed structure is 32 ft. tall. He pointed out that the land directly to the south, even though it is single-family, has developed as a church with additional land for its expansion.

Mr. Durham stated that it appears that the applicant has a particular footprint of building that is to be placed on this site rather than custom designing a building for the site taking into account the topography of the property.

MOTION: Mr. Durham moved to table the application until the next Planning Commission meeting so alternative layout schemes could be considered. The motion was not seconded.

Mr. Swartz stated that the land in question will never be developed to mitigate the elevation of that corner property regardless of how it is developed. The wing of the building is proposed to be 160 ft. from the intersection. If that wing is shortened 50 ft., you would not be able to tell when it is done that it had been shortened when you are sitting at the intersection. He stated that the building is still going to be an imposing building and there is no way to balance the intersection.

Mr. Foland stated that he supports the application and he will be affected by its appearance based on the location of this facility to his residence. He stated that he would caution the applicants to screen the dumpster on the site properly.

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

1. The developer shall place money in escrow with the City in an amount acceptable to the City Engineer, in lieu of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary improvements required by the City. The design of any temporary improvements shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.
2. The Planning Commission specifically approves the proposed synthetic stucco material as an exterior building material.
3. The turning radii of all curbed areas within the parking and driveway areas shall be reviewed and approved subject to approval by the City Engineer.
4. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.
5. A final grading plan for the entire development shall be subject to approval by the City Engineer. The grading plan shall consider the future widening of Alex-Bell Road.
6. Plans for all exterior lighting shall be approved by the Planning Department.
7. A landscape plan shall be submitted, subject to approval by the Planning Department, that incorporates mounding, trees and a low hedge, 2.5 ft. in height and planted in a discontinuous manner to be installed where the parking lots have frontage along Norwich Lane, Olde Greenbrier Boulevard and Alex-Bell Road. Additionally, the landscape plan shall include all landscaping with the parking lot.
8. Phase II, the one-story assisted-care facility, shall be approved as part of this application subject to Planning Department approval of detailed building elevations, including materials and color. Access to the Phase II parking lot shall be subject to approval by the City Engineer.
9. Any sign shown as a part of this application shall not be approved at this time.

10. Detailed plans for the dumpster screening shall be approved by the City Planning Department.

Mr. Swartz seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

Anna's Child Care and Learning Center - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Anna's Child Care and Learning Center to be located on the south side of Clyo Road west of Wilmington Pike next to the existing BP Station. The zoning on the 3.875 acre parcel is Office-Service, O-S. The request is to construct a new child care center at this location. The applicant has proposed 29 parking spaces for the facility which satisfies the parking requirement. The access to this property would be provided directly across the street from Miami Valley Drive which is the access to the Wendy's Restaurant which fronts on Wilmington Pike. The median break on Clyo Road will allow this to be full movement access. The proposed building would be of brick construction with cedar siding on the gables and asphalt shingles on the pitched roof. A circular drop-off area will be located at the front portion of the building. The parking will be along the east side of the building.

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

1. Detailed building elevations, including materials and color shall be subject to approval by the Planning Department.
2. A landscape plan shall be submitted subject to approval by the Planning Department that incorporates where appropriate mounding, trees and a low hedge, 2.5 ft. in height and planted in a discontinuous manner to be installed along Clyo Road.
3. Detailed plans for the dumpster screening shall be subject to approval by the city Planning Department.
4. Screening required along the south property line shall be subject to approval by the Planning Department.
5. Plans for all exterior lighting shall be approved by the Planning Department.
6. Any sign shown as a part of this application shall not be approved at this time.
7. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.

Mr. Drew Shock and Mrs. Jack Shock, applicants, submitted a letter to the members of the Planning Commission describing the operation of this facility which will be an expansion of their existing facilities location in West Carrollton, Vandalia and Troy. Mr. Shock stated that they have been in business since 1975 and employ 60 people in their facilities. The proposed building is designed to accommodate 100 students at one time.

Mr. Foland asked if the proposed location for the dumpster is the best possible place on the site as it will create more of a maintenance problem to the surface of the asphalt due to truck traffic servicing the dumpster.

Mr. Shock stated that they have looked at other location, however, the proposed location seems to be the best site.

MOTION: Mr. McMahon moved to approve the Special Approval application for Anna's Child Care and Learning Center subject to the following conditions:

1. Detailed building elevations, including materials and color shall be subject to approval by the Planning Department.
2. A landscape plan shall be submitted subject to approval by the Planning Department that incorporates where appropriate mounding, trees and a low hedge, 2.5 ft. in height and planted in a discontinuous manner to be installed along Clyo Road.
3. Detailed plans for the dumpster screening shall be subject to approval by the city Planning Department.
4. Screening required along the south property line shall be subject to approval by the Planning Department.
5. Plans for all exterior lighting shall be approved by the Planning Department.
6. Any sign shown as a part of this application shall not be approved at this time.
7. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.

Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

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Mr. Durham indicated that the church located south of the Manor Health Care site has developed differently than was approved by the Planning Commission.

Mr. Schwab stated that he would review the matter and report back to the Planning Commission at the next meeting.

There being no further business, the meeting was adjourned.

*Scott A. Stur*  
*Chairman 5/4/95*