

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 11, 1995

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

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

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

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of the June 27, 1995, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Bob Ross GMC, Inc. - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Bob Ross GMC, Inc., located at 85 Loop Road, requesting approval to demolish the existing used car dealership building and construct a new auto/truck dealership on the east side of the site. The zoning on the property is Business Planned Development, B-PD. The new building will have primarily glass elevations for the showroom, concrete block on the rear elevations which are assumed to be painted to match the existing building, aluminum facia and E.I.F.S. (dryvit) on the remainder of the building.

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

1. The Planning Commission shall specifically approve the concrete block on the rear elevation, aluminum facia and the E.I.S.F. (dryvit) on the exterior of the building.
2. No signs shall be approved as a part of this application.
3. All exterior building colors shall be subject to approval by the Planning Department.
4. A landscape plan for those islands around the building and in the parking area shall be approved by the Planning Department.
5. The City Engineer shall approve the design of all curbing around the proposed building and parking lot subject to approval by the Planning Department.

6. The City Engineer shall approve stormwater drainage plan for this development.

Mr. Paul Striebel, architect for the project, was present for the review of the application.

Mr. Foland commented that the parking areas for the car storage should be striped to avoid confusion on the site.

MOTION: Mr. McMahon moved to approve the Special Use application for Bob Ross GMC, Inc., 85 Loop Road, subject to the following conditions:

1. The Planning Commission shall specifically approve the concrete block on the rear elevation, aluminum facia and the E.I.S.F. (dryvit) on the exterior of the building.
2. No signs shall be approved as a part of this application.
3. All exterior building colors shall be subject to approval by the Planning Department.
4. A landscape plan for those islands around the building and in the parking area shall be approved by the Planning Department.
5. The City Engineer shall approve the design of all curbing around the proposed building and parking lot subject to approval by the Planning Department.
6. The City Engineer shall approve stormwater drainage plan for this development.

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

Tom Harrigan Infiniti/Acura of Dayton - Planning Commission Special Approval

Mr. Hansford was excused from the review of this project due to a possible conflict of interest.

Mr. Schwab reviewed the Special Approval application submitted for Tom Harrigan Infiniti/Acura of Dayton located at 299 Loop Road. the zoning on the 3.444 acre parcel is Business Planned Development, B-PD. The request is to construct an addition to the existing auto dealership on the site. The service building will be expanded on the western side of the site into an Acura dealership rather than being solely a service facility for the Infiniti dealership. Staff's understanding is that the Acura dealership will relocate from SR 725 to this site.

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

1. Detailed architectural building elevations for the proposed building additions, including materials and colors, shall be subject to approval by the Planning Department.
2. The Planning Commission specifically approves the stucco-like (dryvit) siding material proposed to cover the exterior of the proposed building additions.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
4. The easternmost internal driveway to the new service building addition at the north end of the service building shall be eliminated. The landscaped area north of the existing and proposed service building shall be extended to the east along with the retaining wall to screen the appearance of the service building addition from Loop Road. The Planning Department must approve a revised plan incorporating these changes.

Mr. Ralph Martin, of Kendall Construction representing the applicant, stated that Mr. Harrigan very much desired the driveway to access the end service bay and would not like the driveway to be eliminated as recommended by staff. The only people utilizing this driveway would be those having oil change service. The major access point for service is located on the east side of the building. Also, staff personnel would be the only persons using that driveway and, therefore, they do not feel it would be a problem to allow the driveway to remain.

Mr. Schwab stated that the turning maneuvers would be difficult from that driveway with the retaining wall located on each of that driveway.

Mr. Durham stated that he felt that staff's concern was valid. He stated that the location of this driveway on the site has the potential of impeding traffic on Loop Road.

MOTION: Mr. Durham moved to approve the Special Approval application for Tom Harrigan Infiniti/Acura of Dayton, 299 Loop Road, subject to the following conditions:

1. Detailed architectural building elevations for the proposed building additions, including materials and colors, shall be subject to approval by the Planning Department.

2. The Planning Commission specifically approves the stucco-like (dryvit) siding material proposed to cover the exterior of the proposed building additions.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
4. The easternmost internal driveway to the new service building addition at the north end of the service building shall be eliminated. The landscaped area north of the existing and proposed service building shall be extended to the east along with the retaining wall to screen the appearance of the service building addition from Loop Road. The Planning Department must approve a revised plan incorporating these changes.

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

There being no further business, the meeting was adjourned.

Paul A. Sturt
Chairman 7/25/95