

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 25, 1995**

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

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

MOTION: Mr. Durham moved to excuse Mr. Foland 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. Durham moved to approve the Planning Commission minutes of the July 11, 1995, Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Stone abstaining.

NEW BUSINESS

China Cottage - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for the China Cottage, 6290 Far Hills Avenue, requesting approval of an exterior building facade change. The zoning on the property is B-2, General Business. The proposal is to replace the existing roof shingles with a metal shingle that imitates a slate look. The wood on the building would then be extended and a synthetic stucco material would be applied over the existing concrete stucco treatment. Mr. Schwab stated that the building will appear much like it does currently, however, the Planning Commission must specifically approve the metal roofing shingles as they are not a permitted material, as well as the synthetic stucco material.

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

1. The Planning Commission shall specifically approve the proposed synthetic stucco "dryvit" material as an exterior material and the metal "slate imitation" roofing shingles proposed for the mansard roof.

Mr. David Kessler, architect representing the applicant, was present for the review of the project.

Mr. McMahon asked if the existing wood would be removed.

Mr. Kessler stated that they are eliminating the heavy timber look. A wood treatment will be used, however, it will be more narrow to give the building a lighter appearance.

Mr. Durham stated that he felt that the roof shingle should have a thicker profile and suggested that staff specifically approve that type of shingle.

MOTION: Mr. Durham moved to approve the Special Approval application submitted for China Cottage, 6290 Far Hills Avenue, subject to the following conditions:

1. The Planning Commission specifically approves the proposed synthetic stucco "dryvit" material as an exterior material.
2. The metal "slate imitation" roofing shingles proposed for the mansard roof shall be of a thicker profile to be approved by the Planning Department.

Mr. McMahon seconded the motion. The motion was approved 4-1 with Mr. Hansford voting no.

Parkway Professional Center - Planning Commission Special Approval

Mr. Kostak excused himself from the meeting due to a possible conflict of interest.

Mr. Schwab reviewed the Special Approval application submitted for the Parkway Professional Center to be located on the northwest corner of Centerville Business Parkway and Clyo Road. The zoning on the 2.12 acre parcel is Industrial Planned Development, I-PD. The request is to construct two (2) new office building totaling 19,680 sq. ft. in size. The parking spaces proposed for the project are 81 which exceed the required number of 81 spaces.

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

1. Detailed building elevations including colors and materials must be approved by the City Planning Department.
2. 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.

3. Plans for all exterior lighting shall be approved by the Planning Department.
4. Detailed plans for the trash enclosure shall be approved by the City Planning Department.
5. A detailed landscape plan must be approved by the City Planning Department which shows the limits of the grading and clearing, identification of existing trees on the site to be saved, new landscaping within the parking lot area, and the detailed design of the low evergreen shrubbery to be planted at the edges of the parking lot to screen the view of cars and headlights from the adjacent roadways.
6. A continuous sidewalk shall be added along the east side of Building "A" and the south side of Building "B" adjacent to the parking lot/driveway approved by the Planning Department.
7. Increase the turning radius throughout the parking area to allow adequate access for fire emergency equipment subject to approval by the Planning Department.

Mr. Dennis Burns, Burns Builders, and Mr. Ken Seidl, architect, were present for the review of the project.

Mr. Durham asked if any consideration had been given to locating the parking in the back or the middle of the site rather than having it prominently out on the corner. He stated that he was concerned with the aesthetics as well as the car lights spilling out to the residential areas. Mr. Durham suggested that since the two buildings are the same square footage, Building "B" be relocated from the north property line to the south property line and Building "A" be shifted to the north accordingly.

Mr. Burns stated that the requirements for these buildings are to have a parking area in front of them with an entrance in the front for patients convenience. A rear parking area would then be located on the site to provide the physicians and their staff access to their offices from a separate entrance. He stated further that by "flipping" the buildings on the site, the rear of the building would face Clyo Road.

Mr. Durham stated that if the plan were "flipped" more trees could be preserved as well as alleviating the potential problem of headlights spilling onto adjacent properties. He stated that the materials and design are exactly the same on the front of the building as they are on the back of the building with the exception of the transoms over the doors.

Mr. McMahon stated that he felt the sidewalk in front of the buildings was not necessary.

Mr. Durham agreed stating that the sidewalk would also remove areas that could be retained for green space. He stated that should the plan be "flipped", the dumpster would be relocated from Clys Road and the curb cut access to the property would have more distance from the curb cut for Health Springs located to the east.

Mr. Durham moved to approve the Special Approval application submitted for Parkway Professional Center subject to the following conditions:

1. The approved plan shall be "flipped" with Building "B" being relocated from the north property line to the south property line and Building "A" being shifted to the north accordingly. Detailed building elevations including colors and materials must be approved by the Planning Department.
2. 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.
3. Plans for all exterior lighting shall be approved by the Planning Department.
4. Detailed plans for the trash enclosure shall be approved by the City Planning Department.
5. A detailed landscape plan must be approved by the City Planning Department which shows the limits of the grading and clearing, identification of existing trees on the site to be saved, new landscaping within the parking lot area, and the detailed design of the low evergreen shrubbery to be planted at the edges of the parking lot to screen the view of cars and headlights from the adjacent roadways.
6. Increase the turning radius throughout the parking area to allow adequate access for fire emergency equipment subject to approval by the Planning Department.
7. The construction plans must note that prior to any clearing takes place on the site, staff shall review the construction limits which have been set in the field, i.e., trees that are to be saved.

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

Mr. Kostak returned to the meeting at this time.

Mr. Hansford suggested that staff request a copy of the ordinance for preservation of trees adopted by Hilton Head. He stated that it seems to work very well for that community.

Mr. Durham stated that other municipalities allow bonuses of land use in exchange for tree preservation, i.e., building height.

Mr. Stone stated that Mike Battaglia of the City Beautiful Commission has requested to meet with the Planning Commission regarding the subject of tree preservation. Mr. Stone suggested that a Work Session be scheduled to discuss this subject with Mr. Battaglia on September 12, 1995.

There being no further business, the meeting was adjourned.

S. A. Stone
Chairman 8/29/95

