

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 28, 1995

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

Attendance: Mr. Scot Stone, Chairman (where noted); Mr. Patrick Hansford; Mr. Arthur Foland; Mr. James Durham (where noted); Mr. Peter McMahon; Mr. Jack Kostak. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of minutes:

MOTION: Mr. McMahon moved to approve the minutes of November 14, 1995, Planning Commission Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved 3-0-1 with Mr. Kostak abstaining.

Mr. Stone and Mr. Durham arrived at this time.

PUBLIC HEARINGS

City of Centerville - Rezoning from Washington Township A-1 to Centerville R-1c

Mr. Schwab reviewed Applications Z-95-55 and Z-95-56, both being applications to rezoning parcels from Washington Township A-1 to Centerville R-1c.

The first application involves 66.74 acres of land located north of Yankee Trace Drive, south of Spring Valley Road and east of Yankee Street. The second application involves 0.985 acres of land located north of Social Row Road, south of Yankee Trace Drive and east of Yankee Street. The current zoning on both parcels permits agricultural uses on the property and the proposed R-1c classification would be consistent with the single-family residential zoning designated to the entire golf/residential community.

In reviewing the City's Master Plan, single-family residential zoning is recommended throughout this area. Mr. Schwab stated there has been discussion to possibly attach some units in the northern section, however, those specific plans would be submitted and reviewed by the Planning Commission under a separate application.

It was, therefore, the staff recommendation to approve the rezoning applications.

Mr. Stone opened the public hearing.

Mr. Ed Rogerson, Vice President of Great Traditions Development Group, stated that their request is to approve the application to be consistent with the zoning in place on the current Yankee Trace development.

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

MOTION: Mr. Foland moved to recommend approval of Application #Z-95-55 to Council for 66.74 acres of land. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Foland moved to recommend approval of Application #Z-95-56 to Council for 0.985 acres of land. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Foland left the meeting for the two final items due to a possible conflict of interest.

Stengers Ford

Mr. Schwab stated that during the original review of the Stengers Ford project, the Planning Commission approved the building materials for the building. The colors were not approved at that time with the Planning Commission suggesting that the colors be more of an earth tone scheme rather than the white and blue as proposed. The elevations now being submitted for approval propose a red brick facade on the front of the building, and a sandwiched metal painted white with a red strip matching the brick being carried around the metal sections of the building. The design of the roof has changed to have more of a pitch to the front of the roof constructed of a gray turned metal.

Mr. John Bammerlin, architect for the project, was present for the review.

Mr. Durham asked what other colors could be used rather than white.

Mr. Bammerlin stated that the actual color is more beige than white.

Mr. Durham stated that he was pleased with the design of the building as it will fit into the surrounding neighborhood, however, his concern was with the color on the back of the building.

Mr. Bammerlin stated that there are standard colors to select from, however, once the Ford Motor Company makes that selection he indicated he would submit that information to the Planning Commission for final approval.

MOTION: Mr. Hansford moved to approve the design in terms of form, massing and materials with final colors to be approved at a later date by the Planning Commission. Mr. Durham seconded the motion. The motion was approved unanimously 5-0.

Bob Ross Buick

Mr. Stone left the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the request by the Bob Ross Buick/GMC dealership located at 85 Loop Road to enclose the existing canopy area at the front of the Buick building, and to do a facelift on the front sides and rear of the GMC building. The original design was approved to have primarily a dryvit-type material and glass front, and the rear and sides portions of the building being painted concrete block. The purpose of the enclosure is to provide customers protection from the weather when waiting for service.

Mr. Hansford felt that blue tiles should be installed above the garage spaces along the front and sides of the building where the dryvit-type material is used to unify the entire site.

Mr. Kostak stated that the issue of where to place the decorative blue tiles is an issue for the property owner and the architect to decide and not the Planning Commission.

MOTION: Mr. McMahon moved to approve the enclosure and facelift for Bob Ross Buick/GMC, 85 Loop Road, with materials as proposed. Additionally, blue block tiles shall be installed above the garage spaces along the front and sides of the building where the dryvit-type material is used. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

Scott A. Stone
Karman 12/12/95

