

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 12, 1995

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

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

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

Approval of minutes:

MOTION: Mr. Foland moved to approve the minutes of November 28, 1995, Planning Commission Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Jiffy Lube - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application for Jiffy Lube proposed to be located at 897 South Main Street which is the former Pizza Hut restaurant site. The zoning on the .55 acre parcel is B-2, General Business. The applicant is requesting to demolish and clear the existing site and construct a new Jiffy Lube facility. The project would require 10 parking spaces and the applicant has proposed 20 spaces. The building materials proposed are to be the corporate design of white brick with a red band and canopies.

Mr. Feverston stated that the original building was constructed in 1979. At that time, there were joint access easements given to share common access between the bank and restaurant from South Main Street (SR 48). There is also an access easement along the property in question adjacent to the existing Shell service station out to Spring Valley Road. To accommodate the parking requirement for the former restaurant use, there were 16 parking spaces that were provided easement rights to the Pizza Hut facility that Jiffy Lube would receive as well.

In 1979, 60 ft. of right-of-way was required to be dedicated as a part of the approval for the Pizza Hut project. The deeds were prepared at that time, however, they were never recorded. The development plan now being proposed shows a 45 ft. right-of-way which will affect the setback requirement on this particular site.

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

1. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. The landscaping plan shall incorporate a low level mound, and low landscaping about 2.5 feet high shall be required in front between the sidewalk and the paved exit lanes.
2. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. Detailed plans for the dumpster including location, design and materials, and screening must be approved by the City Planning Department.
4. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Commission.
5. Exterior lighting plan shall be approved by the City Planning Department.
6. The final grading plan shall be subject to approval by the City Engineering Department.
7. Sixty (60) feet of right-of-way shall be dedicated along South Main Street (SR 48) to the City.
8. A revised plan that shows the required 10 feet of parking and paving setback from the 60 feet of right-of-way along South Main Street (SR 48) shall be subject to approval by the Planning Department.

Mr. Paul Grodecki, representing the applicant, stated that the proposed building would be constructed of white brick, rather than painted split-faced block, with red awnings. He stated that the signage is not being proposed at this time, however, wall signage will be proposed to be located over the center garage door on the front and rear of the building which will break up the color mass.

Mr. McMahon stated that it was his recollection that the red roof for Pizza Hut was denied on two separate occasions as it did not blend well with the surrounding neighborhood.

Mr. Foland stated that he was disturbed by the appearance of the building on that particular site. He stated that the proposed colors and building design would not fit will with the surrounding properties.

Mr. Kostak stated that the color scheme did concern him as well as the lack of landscaping on the south side of the facility.

Mr. Hansford agreed that the architecture of the building is harsh and cold, and is not the style of architecture that is in this area. He stated that the red and white colors might still be used, however, in the reverse with red brick and a white storefront design. He stated further that the roof form should have some pitch rather than a flat roof.

Mr. Stone asked if the architect could research what other types of garage doors might be available that would blend with the building.

Mr. Grodecki agreed that building elevations would be revised and submitted for approval by the Planning Commission.

MOTION: Mr. Foland moved to approve the Special Approval application for Jiffy Lube, 897 South Main Street, subject to the following conditions:

1. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. The landscaping plan shall incorporate a low level mound, and low landscaping about 2.5 feet high shall be required in front between the sidewalk and the paved exit lanes.
2. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. Detailed plans for the dumpster including location, design and materials, and screening must be approved by the City Planning Department.
4. Detailed plans for the exterior of the buildings, including colors and materials, shall be revised and approved by the City Planning Commission.
5. Exterior lighting plan shall be approved by the City Planning Department.

6. The final grading plan shall be subject to approval by the City Engineering Department.
7. Sixty (60) feet of right-of-way shall be dedicated along South Main Street (SR 48) to the City.
8. A revised plan that shows the required 10 feet of parking and paving setback from the 60 feet of right-of-way along South Main Street (SR 48) shall be subject to approval by the Planning Department.

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

The Planning Commission set a Work Session to review revised building elevations for Jiffy Lube for Wednesday, December 20, 1995.

There being no further business, the meeting was adjourned.

A. H. Hansford 1/9/98