

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 25, 1994

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

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

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of September 27, 1994, as written. Mr. Durham seconded the motion. The motion was approved 5-0-2 with Mr. McMahon and Mr. Swartz abstaining.

NEW BUSINESS

The Linder Company (Cross Pointe Centre) - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by The Linder Company representing Cross Pointe Centre for Sears Paint and Hardware located on the northeast corner of SR 48 (Far Hills Avenue) and SR 725 (Alex-Bell Road). The zoning on this property is Business Planned Development, B-PD. The purpose of this application is requesting approval for demolition of a portion of the existing building to be replaced with a new building to create a new anchor tenant with the shopping center. This particular Sears store is proposed to be located at the extreme eastern end of the existing shopping center next to the western side of the Kimco property which is now being leased in part by Macy's Closeout. The vacant area between the properties is owned by Cross Point Centre. That vacant area will be occupied with the new building as well as a semi-enclosed building for storage of lawncare equipment, etc.

Mr. Durham asked how much of the existing building would be demolished.

Mr. Schwab stated that in addition to the vacant store space on the eastern end of the building, the space that is currently occupied by Naked Furniture will be replaced. Naked Furniture will be relocated in another space in the shopping center.

The front facade matches the eastern portion of Kimco's property by using a brick treatment as was used in the treatment of the Ben Franklin space scheduled to open soon. More glass is to be used as well as a curved roof to match what is in place in the remainder of the shopping center to make it blend in with the existing architecture.

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

1. Detailed specifications for exterior building materials and colors be submitted and approved by the Planning Department.
2. No signage approval is being given as a part of this application.

Mr. Doug Fisher, Fisher Architects, and Mrs. Susan Buechler, Property Manager for Cross Pointe Centre, were present for the review of the application.

Mr. Kostak asked what will occupy the existing Sears space and what is the purpose of the relocation.

Mrs. Buechler stated that the relocation is to accommodate the new concept Sears is adopting to provide more inventory for those customers working on home improvement projects. She stated that the current space is being marketed as a restaurant site.

Mr. Durham stated that the architect has proposed a design that works well with the existing shopping center.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by The Linder Company representing, Cross Pointe Centre, subject to the following conditions:

1. Detailed specifications for exterior building materials and colors be submitted and approved by the Planning Department.
2. No signage approval is being given as a part of this application.

Mr. Durham seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

J. A. Stur Chairman 11/15/94