

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, May 31, 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.  
Absent: 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 May 10, 1994, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0-1 with Mr. McMahon abstaining.

COMMUNICATIONS

Mr. Schwab stated that a joint Work Session of the Council and Planning Commission was scheduled for June 7, 1994, at 7:00 P.M., with Great Traditions to discuss the land use plan for the residential areas of the Yankee Trace project.

Mr. Durham asked that it be communicated to the City Manager that it would have been appreciated to receive notice of this Work Session be sent to the Planning Commission on the date of the correspondence (May 24, 1994) or notice by telephone.

NEW BUSINESS

China Cottage - Site Plan Amendment

Mr. Schwab reviewed the minor amendment to the site plan for China Cottage located on the northeast corner of Far Hills Avenue and Fireside Drive. The existing architecture is a flat roof building with a heavy-shingled mansard roof, and imitation timbers with stucco walls to give it a "black forest" look. The proposed change is to use a stucco side which is not dryvit, but is actually cemented stucco on the side with either a tile or metal roof which would be green in color. The new roof line will be built up in the middle for a pagota style. Mr. Schwab reviewed the architecture standards that apply to nonresidential districts contained in the Zoning Ordinance, as well as the permitted materials. He stated that stucco is generally not permitted unless specifically approved by the Planning Commission as well as the proposed tile roof.

Mr. Jeff Etter, Architecture Interior Design Associates, stated that the owner of the China Cottage had commissioned his firm to come up with some ideas for exterior and interior renovations to the existing building. The reason for the major change to the

building is energy consumption. There is virtually no insulation on the inside of the building which was learned from their design studies. This forced them into getting the structure right as well as reflecting what the China Cottage is which is a chinese restaurant. The roof material is to be either a ceramic tile or metal depending on the Underwriters Laboratories (UL) listing necessary to meet building codes. The most economical siding is to remove the existing stucco on the concrete block and re-apply it to clean up the lines. The entrance will be more defined and the overall height is 33 feet. The second level is for a clear story that will have cedar panels going up to give it an airy feeling inside. The major seating arrangement will be under this new raised roof area.

Mr. Stone asked if other designs for this renovation were considered. He stated in looking at this style of the roof in relationship to the other buildings in the area, it seems rather imposing and asked the existing building height.

Mr. Etter stated that the existing building is 20 feet in height and would only allow a small number of proposals. He stated that the one submitted for review is the best of those designs.

Mr. Durham stated that the height of Spanish Village to the south of this restaurant will remain visually higher based on the topography. He stated that the reason for the height is not strictly for the outside appearance, but for the purpose of making an attractive design on the interior of the building.

Mr. Kostak asked if the existing cedar is to be removed and reused on the building.

Mr. Etter stated that it will be removed to delete the angular configuration, but some will be reused in different patterns.

Mr. Durham asked if there would be an objection to a condition that the roof material be clay or concrete rather than metal.

Mr. Etter stated there would be no objection, it would only make their firm more determined to find a material which would be acceptable to meet the building codes.

MOTION: Mr. Durham moved to approve the Site Plan Amendment for China Cottage, 6290 Far Hills Avenue, as requested subject to the following condition:

1. The roof material shall be clay or concrete.

Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

*Richard Stone* 6/28/94  
Chairman