

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 12, 1994

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

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

MOTION: Mr. Hosfeld moved to excuse Mr. Kostak as he gave prior notice to staff of his absence. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of June 28, 1994, as written. Mr. Hosfeld seconded the motion. The motion was approved 3-0-2 with Mr. McMahon and Mr. Swartz abstaining.

NEW BUSINESS

R.A.M Precision Tool - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by R.A.M. Precision Tool, 7989 South Suburban Road, seeking to double the size of their existing 15,000 sq. ft. business. The zoning on the parcel is I-1, Light Industrial. The required parking for the entire complex is 68 spaces and that is the number of spaces the applicant is proposing. One-way circulation is proposed on the site to allow parallel parking along the building to better meet the parking requirement. The addition is located adjacent and to the south of the existing building. Appropriate setbacks are shown on the plan for the parking and paving areas. The architecture proposed is a replication of the existing building. A brick facade is proposed for the office building with split-faced concrete block and some brick on the rear portion of the building which will serve the manufacturing portion of the building.

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

1. The Planning Commission shall specifically approve the concrete block as an exterior building material on the sides and rear of the proposed building addition.

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.

Mr. Stone asked what kind of landscaping and lighting are required for this project.

Mr. Schwab stated that any lighting that would be proposed for this site would require specific approval. The landscaping proposed on this plan does meet the requirements provided in the Zoning Ordinance.

Mr. Alex Luque, Atelier Design Architects, stated that he did not feel that the applicant is requesting any exception to any of the criteria that is required for developing this property.

Mr. Foland asked if there were any objections to the conditions for approval recommended by staff.

Mr. Luque stated they had no objections to the conditions. He stated further that the building will have brick returns and the concrete block used will be painted.

MOTION: Mr. McMahon moved to approve the Special Approval application submitted by R.A.M. Precision Tool, 7989 South Suburban Road, subject to the following conditions:

1. The Planning Commission specifically does approve the concrete block as an exterior building material on the sides and rear of the proposed building addition as proposed.
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.

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

Mr. Schwab stated that Great Traditions indicated their plans to file their application this week for the residential community at Yankee Trace. He stated that a bus tour to the Wetherington subdivision, another Great Traditions development, for the members of Planning Commission should be scheduled as soon as possible.

Mr. Durham arrived at this time.

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A tentative Work Session of the Planning Commission was scheduled for Tuesday, July 19, 1994, to begin at 6:30 P.M., for the purpose of touring the Wetherington subdivision.

There being no further business, the meeting was adjourned.

