

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 27, 1993

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

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

PUBLIC HEARINGS

Washington-Centerville Public Library - Variance/Planning Commission Special Approval

Mr. Schwab reviewed the Variance application submitted by the Washington-Centerville Public Library to be located on the northeast corner of Spring Valley Road and Virginia Avenue. The zoning on the property is R-1c, Single-Family Residential, however, a library is a permitted use in this zoning district.

The first request is to allow a building setback of 60 ft. along Virginia Avenue rather than the required 100 ft. setback. The second request is to allow a 46 sq. ft. per side/92 sq. ft. total area ground sign for the Library. The standard in the Zoning Ordinance allows 16 sq. ft. per side/32 sq. ft. total sign area. These standards are based on those in the Architectural Preservation District standards since those standards also apply to residential properties.

The Planning Commission Special Approval application is requesting to construct a library facility on the site. There are three (3) existing single-family houses located on this three (3) parcel site which will be demolished should the library be built on this site. The main entrance to the library is on the east side of the building with a drive-thru on the north side of the building. A detention basin will be located on the site to control the stormwater runoff. Mr. Schwab stated that the proposed driveway from Spring Valley Road would be offset with the driveway access points for the municipal building and the drive to Centerville Place Shopping Center. He stated that Council looked at the proposal to relocate the driveway and was willing to work together with the Beerman people and the library to accomplish this relocation.

The staff recommendation was to take the following action on the Variance application:

1. The recommendation of the staff is to approve the variance to reduce the building setback along Virginia Avenue from 100 feet to 60 feet.

2. The recommendation of staff is to deny the sign variance requested, but approve a modified ground sign variance to allow a maximum sign face area of 32 sq. ft. and a maximum ground sign area of 64 sq. ft.

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

1. The City must have approve the building setback variance requested to Virginia Avenue.
2. The applicant shall place an amount of money in escrow with the City for the estimated cost approved by the City Engineer of an extra lane of pavement, curb, gutter, stormwater drainage and sidewalk along Spring Valley Road, unless this requirement is waived in whole or in part by the City Council.
3. A sidewalk along the east side of Virginia Avenue adjacent to the Library must be constructed according to plans approved by the City Engineer, unless this requirement is waived by the City Council.
4. The location and design of the library curb cut to Spring Valley Road must be approved by the City Engineer.
5. The applicant shall dedicate to the City a small parcel of land at the northeast corner of Virginia Avenue and Spring Valley Road that will allow the City to reconstruct Virginia Avenue so that it is properly aligned across from April Lynne Avenue.
6. A detailed screening plan approved by the City Planning Department must be submitted that screens the north side of the property from the adjacent Revere Village multi-family residential dwellings.
7. Detailed plans for the location, design and screening of the trash enclosure must be approved by the Planning Department.
8. All exterior lighting must be approved by the Planning Department.
9. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
10. Exterior building materials and colors shall be subject to the approval of the City Planning Department.

Mr. Hosfeld opened the public hearing.

Mr. William Walcott, 6670 Statesboro Road and member of the Library Board of Trustees, stated that the Library purchased the properties across from the City Building two years ago in order to construct a facility that would serve the southern portion of the community.

Mrs. Cindy Klinck, Library Director, stated that based on the size of the site, it would be possible to maintain a very nice green space in the front of the Library and hope to have children's programs in that area of the site. She asked that consideration be made in order to allow a bigger sign for the identification of the Library and something that would allow their long name and logo to be visible.

Ms. Pam Lilley, architect for the project, stated that they have tried to keep in the residential character of the area and the two major building materials are sandmolded brick and the ceiling shingle is a cement fiber shingle which provides a nice pattern on the roof. There will be a lot of glass covered by wood tresses.

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

Mr. Stone asked if the Library had considered a more colonial architecture rather than what was being proposed. He stated that he had hoped it would better fit the "Centerville" theme.

Ms. Lilley stated that different architectures were discussed, however, this building being a one-story building did not address a colonial design which is much taller. She stated also that the Library wanted to have its own identity.

Mr. Swartz asked if any wall signage was being considered.

Ms. Lilley stated that no signage was being proposed other than the ground sign.

Mr. Swartz asked what the name of the Library would be.

Mrs. Klinck stated that the name will be "The Centerville Library" which is currently being used at their facility on Virginia Avenue. Additionally, the corporate name, Washington-Centerville Public Library, will follow on the sign.

Mr. Swartz stated that he objected to the proposed sign for the Library.

Mr. Foland stated that in looking at the proposed architecture for the Library he felt disappointed that it does not reflect the flavor of the community.

Mr. Stone asked if there would be any problem in demolishing any of the existing buildings on the site or if any had historic significance.

Mr. Schwab stated that staff did not feel there is any historic significance to any of these buildings.

Mrs. Klinck stated that they were very sensitive to the architecture through the project at this point to the neighbors. She stated they did not want a poor rendition of a colonial building and felt the proposal would serve as a good transition between the City Building and the neighborhood surrounding it. They felt that their building should be complimentary to the City Building and not competing with it.

Mr. Hosfeld asked for clarification on the building setbacks in comparison to the existing houses on the site.

Mr. Schwab stated that the Library will be setback further along Spring Valley Road and Virginia Avenue as the existing buildings.

Mr. Hosfeld stated that he felt the proposed sign was too large and stated that the whole community will know this will be the new Library before the first book is in it.

Mr. Samples stated that he felt that the design of the building is marvelous and is compatible to the community. He stated that he did object to the proposed amount of sign area.

Mrs. Klinck stated that it has been their experience that many new residents to the community are not aware of the Library on Far Hills Avenue which has a very large sign. She asked that consideration be made by the Planning Commission for the setback that the building will have from Spring Valley Road which is greater than that of the Woodbourne Library.

Mr. Samples asked about the future widening of Spring Valley Road.

Mr. Schwab stated that Spring Valley Road will most likely be widened to 5 lanes in the future. He explained that the rationale for recommending a 4 ft. by 8 ft. sign was that should the City decide to relocate a ground sign for the municipal building, a 4 ft. by 8 ft. sign would be permitted.

MOTION: Mr. McMahon moved to approve the request for setback variance from 100 ft. to 60 ft. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Foland moved to approve the request for total ground sign area not to exceed 32 sq. ft. per side/64 sq. ft. total. Mr. Samples seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval for the Washington-Centerville Public Library subject to the following conditions:

1. The City must have approve the building setback variance requested to Virginia Avenue.
2. The applicant shall place an amount of money in escrow with the City for the estimated cost approved by the City Engineer of an extra lane of pavement, curb, gutter, stormwater drainage and sidewalk along Spring Valley Road, unless this requirement is waived in whole or in part by the City Council.
3. A sidewalk along the east side of Virginia Avenue adjacent to the Library must be constructed according to plans approved by the City Engineer, unless this requirement is waived by the City Council.
4. The location and design of the library curb cut to Spring Valley Road must be approved by the City Engineer.
5. The applicant shall dedicate to the City a small parcel of land at the northeast corner of Virginia Avenue and Spring Valley Road that will allow the City to reconstruct Virginia Avenue so that it is properly aligned across from April Lynne Avenue.
6. A detailed screening plan approved by the City Planning Department must be submitted that screens the north side of the property from the adjacent Revere Village multi-family residential dwellings.
7. Detailed plans for the location, design and screening of the trash enclosure must be approved by the Planning Department.
8. All exterior lighting must be approved by the Planning Department.
9. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

10. Exterior building materials and colors shall be subject to the approval of the City Planning Department.

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

NEW BUSINESS

Lutheran Social Services of the Miami Valley (Bethany Lutheran Village) - Planning Commission Special Approval

Mr. Schwab reviewed the proposed addition and renovation of the health care center to the existing facility located west of Far Hills Avenue (SR 48) approximately opposite from the intersection of Fireside Drive and SR 48. This renovation and addition will basically replace the nursing home area with renovations being made to provide 20 additional special care units and 25 nursing home units to the complex. The proposed plan indicates 288 spaces on the plan which meets the parking requirement.

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

1. The Planning Commission must specifically approve the "dryvit" stucco-like material used on the exterior of the buildings.
2. A sidewalk on the west side of Far Hills Avenue must be installed across the entire frontage of the Bethany Village Complex in accordance with plans approved by the City Engineer.
3. A concrete curb and a roadway stormwater drainage system must be installed across the entire frontage or portion of the frontage of the Bethany Lutheran Village Complex as determined appropriate by the City Engineer in accordance with plans approved by the City Engineer.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
5. All exterior lighting must be approved by the Planning Department.

Mr. Schwab stated that to readdress the first condition, staff discovered that this condition is not applicable because the stipulation to require the Planning Commission to approve dryvit applies to non-residentially zoned property. This property in question is residentially zoned and, therefore, the dryvit material is not an issue and recommended that the first condition be deleted from the staff recommendation.

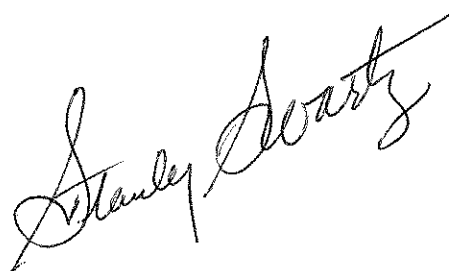
Mr. Dennis Bruce, Executive Director of Lutheran Social Services of the Miami Valley, was present for the review of the project.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval application for Bethany Lutheran Village subject to the following conditions:

1. A sidewalk on the west side of Far Hills Avenue must be installed across the entire frontage of the Bethany Village Complex in accordance with plans approved by the City Engineer.
2. A concrete curb and a roadway stormwater drainage system must be installed across the entire frontage or portion of the frontage of the Bethany Lutheran Village Complex as determined appropriate by the City Engineer in accordance with plans approved by the City Engineer.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. All exterior lighting must be approved by the Planning Department.

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

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Stanley Swartz". The signature is written in dark ink and is slanted upwards from left to right. The first letter "S" is large and loops around the first part of the name.

