

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 27, 1992

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

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

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

Approval of the minutes of October 13, 1992:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of October 13, 1992, as written. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Construction Managers of Ohio/Western Ohio - Planning Commission
Special Approval

MOTION: Mr. Foland moved to remove Construction Managers of Ohio/Western Ohio Special Approval application from the table. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

Mr. Schwab reviewed the request by Construction Managers of Ohio representing Western Ohio to construct an additional 50,400 square foot building directly to the east of their existing site on Centerville Business Parkway, north of Clyo Road and adjacent of I-675. The zoning on the property is I-PD, Industrial Planned Development. The parking required for this additional building is 403 spaces and the applicant is proposing 465 spaces to more than satisfy the parking requirement. Mr. Schwab stated that the new 3-story building will be east of the existing and parking area with additional parking spaces will be added to the existing parking area as well as a new parking area to be constructed to the east of the new building. A new parking area will also be constructed on the southwest corner of the property. Mr. Schwab reminded the Planning Commission that when the Major Use application was approved for the Centerville Business Park development, a variance was approved by the City reducing the buffer strip along the residential zoned land located to the west from 100 feet to 50 feet. The condition by which that buffer strip was reduced in

width was in exchange for mounding and extensive landscaping in that mounded area to improve the effectiveness of the reduced buffer strip.

The artist's rendering of the proposed building is basically the same as the existing building with some minor changes. The building will be of brick construction. The dumpster area will be constructed in brick to match the building material with wooden gates. The lighting to be used in the parking areas will be identical to those used in the existing site.

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

1. The majority of the required 50 foot buffer strip is densely wooded. Landscaping and mounding within the buffer strip along the western property line, adjacent to the Steeplechase Apartments, shall be constructed as a part of this development only in those areas not densely wooded subject to approval by the Planning Department.
2. The design of the raised curbing within the parking areas shall incorporate radiuses subject to approval by the City Engineer.
3. The stormwater drainage system shall be subject to approval by the City Engineer.

Mr. Mark Metzger, Construction Managers of Ohio, stated that they agreed with the conditions as suggested by staff.

Mr. Foland asked if the added parking would alleviate parking on both sides of Centerville Business Parkway.

Mr. Metzger stated the reason for the additional parking area on the southwest corner of the site is to provide parking for those vehicles which overflow at this time onto the street.

MOTION: Mr. McMahon moved to approve the Special Approval application submitted by Construction Managers of Ohio for Western Ohio subject to the following conditions:

1. The majority of the required 50 foot buffer strip is densely wooded. Landscaping and mounding within the buffer strip along the western property line, adjacent to the Steeplechase Apartments, shall be constructed as a part of this development only in those areas not densely wooded subject to approval by the Planning Department.

2. The design of the raised curbing within the parking areas shall incorporate radiuses subject to approval by the City Engineer.
3. The stormwater drainage system shall be subject to approval by the City Engineer.

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

PUBLIC HEARINGS

Centerville United Methodist Church - Appeal of BAR Decision

Mr. Stone and Mr. Samples excused themselves from the meeting at this time due to a conflict of interest.

Mr. Farquhar also excused himself from the meeting due to a conflict of interest as he is a past President of the Historical Society.

As a result of two members excusing themselves from the meeting, a quorum was no longer present to review the appeal application. The public hearing was, therefore, continued until the next regular meeting.

The three remaining members concurred to continue the public hearing until the next regular meeting scheduled for November 10, 1992.

There being no further business, the meeting was adjourned.

J. H. Felau) 11/10/92