

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 29, 1991

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

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

Approval of the minutes of September 24, 1991:

MOTION: Mr. Foland moved to approve the Planning Commission Regular Meeting minutes of September 24, 1991, as written. Mr. Stone seconded the motion. The motion was approved 5-0-2 with Mr. Hosfeld and Mr. Samples abstaining.

MOTION: Mr. Foland moved to approve the Planning Commission Work Session Meeting minutes of September 24, 1991, as written. Mr. Stone seconded the motion. The motion was approved 5-0-2 with Mr. Hosfeld and Mr. Samples abstaining.

PUBLIC HEARINGS

Buckeye Custom Lawn Care - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by Buckeye Custom Lawn Care to be located on the southeast corner of Bigger Road and Thomas Paine Parkway. The zoning on the 0.969 acre parcel is I-1, Light Industrial. The request is to construct a new building on the site. The proposed 12 parking spaces would satisfy the 9 space parking requirement for this particular project. This site is surrounded by industrial land to the north, east and south. The proposed building is a metal prefabricated building with overhead doors. Split-faced concrete block with concrete block panels are shown along the north elevation. The remainder of the elevations will be done in sandwiched metal panel construction. There is a swampy area on the west side of the site which will be used to construct a retention pond.

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

1. The C.L.H. record plat approved by the City Council shall be recorded prior to the applicant obtaining any building permits for this development.
2. A sidewalk shall be constructed along the entire 424.61 feet of frontage along Thomas Paine Parkway subject to approval by the City Engineer. A similar condition was placed on the C.L.H. record plat and a sidewalk along Thomas Paine Parkway would be bonded and constructed if the plat is recorded. This

2. A sidewalk shall be constructed along the entire 424.61 feet of frontage along Thomas Paine Parkway subject to approval by the City Engineer. A similar condition was placed on the C.L.H. record plat and a sidewalk along Thomas Paine Parkway would be bonded and constructed if the plat is recorded. This condition shall only be applicable if the record plat is not recorded.
3. The Planning Commission shall specifically approve the concrete block, split-faced concrete block, and metal panels as exterior building materials.
4. A raised curb shall be constructed along the edge of pavement between the west building wall and driveway.
5. The driveway and parking located along the west side of the building shall be shifted to provide a grass area of at least five (5) feet in width measured from any portion of the building wall to the face of curb.
6. A raised curb or bumper blocks shall be required for all parking stalls.
7. 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.
8. Plans for all exterior lighting shall be approved by the Planning Department.
9. The screening of the dumpster shall be subject to approval by the Planning Department.

Mr. Mark Grunkemeyer, owner of the company, and Dennis Williams, President of Wilcon Construction, were present for the review of the application.

Mr. McMahon asked if the site had been checked for the requirements for wetlands. He stated if not, he thought it would be appropriate based on the existing cattails on the property which is a definition of wetlands.

Mr. Williams stated that the existing situation of the swampy area is a man-made one and, therefore, does not come under the regulation of wetlands.

Mr. Foland stated that he did not wish to make the signage shown on the plan a part of the approval.

Mr. Schwab stated that the sign as shown meets the City's requirements.

Mr. Williams stated that the owner had not seen the sign, it was simply put on the plan for size and location.

Mr. Durham stated that if that is the case, the sign should be approved separately from this application.

Mr. McMahon questioned the screening requirement along the west property line.

Mr. Schwab explained that the screening from the residential zoning to the west was provided by the existing roadway as the buffer.

Mr. Durham stated he was concerned about the proposed building materials, stating that the building should have a finished, decorative appearance. He stated that the metal proposed to be used on the south and east property lines would be adequate since the building abuts industrial land in those areas.

Mr. Swartz suggested that the split-faced block could be painted and more intense landscaping installed with some height to add interest to the building.

Some discussion concerning the elimination of the garage door on the west elevation occurred, however, Mr. Grunkemeyer stated that the door was essential to the interior circulation of this operation.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted by Buckeye Custom Lawn Care subject to the following conditions:

1. The C.L.H. record plat approved by the City Council shall be recorded prior to the applicant obtaining any building permits for this development.
2. A sidewalk shall be constructed along the entire 424.61 feet of frontage along Thomas Paine Parkway subject to approval by the City Engineer. A similar condition was placed on the C.L.H. record plat and a sidewalk along Thomas Paine Parkway would be bonded and constructed if the plat is recorded. This condition shall only be applicable if the record plat is not recorded.
3. The north and west elevations shall be a split-faced and scored block design to be consistent to each other, and landscaping shall be installed to help mask the west elevation wall in its entirety, subject to approval by the Planning Department.

4. A raised curb shall be constructed along the edge of pavement between the west building wall and driveway.
5. The driveway and parking located along the west side of the building shall be shifted to provide a grass area of at least five (5) feet in width measured from any portion of the building wall to the face of curb.
6. A raised curb or bumper blocks shall be required for all parking stalls.
7. 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.
8. Plans for all exterior lighting shall be approved by the Planning Department.
9. The screening of the dumpster shall be subject to approval by the Planning Department.
10. All signs shown on the plan shall not be considered as a part of this application.

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

There being no further business, the meeting was adjourned.

Approved 11/12/91
R. St. John