

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, February 27, 1990

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; Mr. Stanley Swartz. Absent: Mr. James Durham. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of February 13, 1990:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of February 13, 1990, Regular Meeting, with the following correction:

Page 1, Line 1, Mr. Hosfeld should be changed to "Mr. Foland".

Mr. McMahon seconded the motion. The motion was approved 3-0-3 with Mr. Hosfeld, Mr. Stone and Mr. Swartz abstaining.

OLD BUSINESS

Ronald E. Goenner, DDS - Planning Commission Special Approval

Mr. Schwab reviewed the revised plan submitted by Ronald E. Goenner for the property located at 7244 Far Hills Avenue. The revised plan was submitted which is in compliance with the variances which were granted, as well as those that were not granted.

The revised plan recognizes the 25 ft. setback requirement to the rear of the property, and the 15 ft. parking and paving setback to the north which was approved by variance. The revision also eliminates the addition to the front of the building in order to maintain the proper front yard setback. The existing garage on the property is being retained and will be joined together with the existing house on the property to create the office building. Parking will be located to the front and rear of the building which is permitted in an Office-Service, O-S, zoning district.

Mr. Schwab stated that the revised plan is in compliance with the variances granted as well as all other zoning requirements.

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

1. A landscape plan shall be submitted detailing the required screening along the north and east property lines subject to approval by the Planning Department.
2. The driveway shall be positioned in a manner that will not result in the removal of the trees located in the public right-of-way. The driveway location shall be subject to approval by the Planning Department.

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. A lighting plan, detailing all exterior lighting, shall be submitted subject to approval by the Planning Department.

Mr. John Koverman, attorney representing the applicant, stated that the applicant has no objection to the staff recommendations with the exception of the relocation of the driveway. The applicant has had the trees examined by a tree expert and his findings were that the tree in the location of the proposed driveway is diseased. It is, therefore, the applicant's desire to remove that specific tree and install the driveway as proposed. Mr. Koverman stated that, in addition, the tree in question might create a sight distance problem in exiting the site. He stated that they could replace the tree with, perhaps, a sweet gum tree and/or some low shrubbery.

MOTION: Mr. Samples moved to remove the Special Approval application submitted by Ronald E. Goenner from the table. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

Mr. Samples agreed that the driveway should be perpendicular to the roadway as it might create a traffic hazard and that the tree should be removed.

Mr. Foland asked if signage was being considered as part of this application.

Mr. Schwab stated that signage is a separate issue and they would be required to comply with the standards in the Sign Ordinance.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by Ronald E. Goenner for the property located at 7244 Far Hills Avenue, subject to the following conditions:

1. A landscape plan shall be submitted detailing the required screening along the north and east property lines; subject to approval by the Planning Department.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. A lighting plan, detailing all exterior lighting, shall be submitted subject to approval by the Planning Department.

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

NEW BUSINESSHarrigan Infiniti - Minor Amendment

Mr. Schwab reviewed the revised plan submitted for Harrigan Infiniti located on Loop Road. The original plan was approved by Planning Commission, however, a revision of the building layout requires approval for a minor amendment to the Special Approval application. He stated that the sales area and body shop are proposed to become one (1) building rather than separate buildings as originally approved. In reviewing the revised building elevations, Mr. Schwab stated that the canopy as approved will be eliminated.

Staff recommended to approve the minor amendment subject to the following conditions:

1. The parcel shall be graded to create the required intersection sight distance at the driveway subject to approval by the Planning Department.
2. A revised landscaping plan shall be submitted, subject to approval by the Planning Department, that includes the following:
  - a. All proposed trees located within the required intersection sight distance area of the site shall be eliminated.
  - b. Additional landscaping shall be incorporated into the parking lot. The site plan shows approximately 3.5 percent of all parking or paved areas as landscaped. The Zoning Ordinance requires a minimum of 5 percent of these areas to be landscaped.
3. A sidewalk, 5 feet in width, shall be constructed along the entire Loop Road frontage, replacing the existing temporary sidewalk.
4. Architectural building elevations shall be subject to approval by the Planning Commission.
5. The Planning Commission specifically approves the stucco-like (dryvit) siding materials proposed.
6. All dumpster pads shall be concrete and of a dimension to allow the front wheels of the trash disposal truck to rest on the pad while emptying the dumpster.
7. Screening of the dumpster shall be subject to approval by the Planning Department.

8. A detailed lighting plan showing all exterior lighting shall be subject to approval 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 Engineering Department.

Mr. James Porter, Custom Facilities, was present to review the project.

MOTION: Mr. McMahon moved to approve the Minor Amendment to the Special Approval for Harrigan Infiniti located on Loop Road subject to the following conditions:

1. The parcel shall be graded to create the required intersection sight distance at the driveway subject to approval by the Planning Department.
2. A revised landscaping plan shall be submitted, subject to approval by the Planning Department, that includes the following:
  - a. All proposed trees located within the required intersection sight distance area of the site shall be eliminated.
  - b. Additional landscaping shall be incorporated into the parking lot. The site plan shows approximately 3.5 percent of all parking or paved areas as landscaped. The Zoning Ordinance requires a minimum of 5 percent of these areas to be landscaped.
3. A sidewalk, 5 feet in width, shall be constructed along the entire Loop Road frontage, replacing the existing temporary sidewalk.
4. Architectural building elevations shall be subject to approval by the Planning Commission.
5. The Planning Commission specifically approves the stucco-like (dryvit) siding materials proposed.
6. All dumpster pads shall be concrete and of a dimension to allow the front wheels of the trash disposal truck to rest on the pad while emptying the dumpster.
7. Screening of the dumpster shall be subject to approval by the Planning Department.

8. A detailed lighting plan showing all exterior lighting shall be subject to approval 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 Engineering Department.

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

There being no further business, the meeting was adjourned.

*Approved R. Hasfield*  
*3/27/90*

