

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 14, 1989

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Arthur Foland; Mr. Robert Chappell (where noted). Absent: Mr. Robert Hosfeld; Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Approval of the minutes of February 28, 1989:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of February 28, 1989, as written. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Emro Marketing Company (Marathon Oil Company) - Sign/Setback Variance and Planning Commission Special Approval

Mr. Schwab reviewed the applications submitted by Emro Marketing Company (Marathon Oil Company) for their property located on the southwest corner of SR 48 (South Main Street) and Spring Valley Road. The zoning on the property is B-2, General Business.

Mr. Chappell arrived at this time.

The intent of the Special Approval application is to demolish the existing Bonded Gas Station and rebuild a new Speedway Gas Station and retail sales area. The proposed structure would be larger than the current facility and the number of pumps islands would be increased to service customers.

Mr. Schwab stated that the intersection of SR 48 and Spring Valley Road will be improved to a 5-lane profile this year and new signal poles and signals will be installed as a part of the project. This improvement will include the approach areas to the property in question along both roadways. The applicant's intent is to coordinate the reconstruction of the proposed new station to coincide with the construction of the intersection improvement to minimize the inconvenience to patrons of that station.

In order to make these changes to their property, the applicant is requesting a variance of the building setback along the west property line from the required 20 feet to 10 feet. An additional building setback variance would be required for a canopy structure along Spring Valley Road from the required 50 feet to 18 feet. A variance was requested for wall signage along SR 48 to be split to multiple signs. Mr. Schwab stated that it is staff's opinion that the types of signage and their proposed locations would not require a variance.

Mr. Schwab stated that the property located to the west is owned by Beerman Realty, who indicated in discussions with the Planning Department that they were opposed to granting a building setback variance along the west property line because it would negatively impact their property and there are no grounds for granting the request.

Mr. Schwab pointed out that the existing freestanding sign is legally nonconforming, and as long as the sign maintains the same location on the site with only a change in sign copy information, it can remain.

Staff recommended the following action be taken on the Variance application:

1. The recommendation of the staff is to deny the variance to reduce the building setback along the west property line from 20 feet to 10 feet.
2. The recommendation of staff is to approve the variance to allow the canopy along Spring Valley Road to be located 18 feet instead of 50 feet from the new right-of-way line that will be created as part of the ongoing Spring Valley and SR 48 intersection improvement project.

The recommendation of staff is also to approve a variance to allow the canopy along SR 48 to be located 37 feet instead of 50 feet from the new right-of-way line that will be created as part of the ongoing Spring Valley and SR 48 intersection improvement project.

Both canopy front yard setback variances are conditioned upon the canopy being only roof supported by columns that remains open in nature with no walls.

3. The proposed signage on the variance application meets the requirements of the ordinance and does not require a variance.

Staff recommended that the Special Approval application be approved subject to the following conditions:

1. The variances are approved as recommended by Staff.
2. The current ground sign which is legally non-conforming may not be relocated without losing its non-conforming status.
3. Detailed plans for the screening of the trash enclosure must be approved by the Planning Department.
4. All exterior lighting must be approved by the Planning Department.

5. The Planning Commission must approve more detailed plans showing the materials and colors for the buildings and canopy.
6. The drive-up phone shown along SR 48 shall be relocated to a less congested area of the site approved by the Planning Department.
7. 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. Tate opened the public hearing.

Mr. Bill O'Neill, Construction Specialist with Marathon Petroleum Company, stated that he had reviewed the recommendations the City Planner and agreed with the those conditions. He stated that their staff feels that instead of painting the standard block in the back of the building gray, they are intending to use a glazed block rear finish and also a facia finish on the rear wall. Mr. O'Neill submitted colored renderings to the Planning Commission members to visualize how the site will appear upon completion.

Mr. Foland asked the type of finish that would be used on the canopy structures.

Mr. O'Neill stated that the finish will be a smooth, flat baked-on finish.

Mr. Tate asked how many pumps would be placed on the site.

Mr. O'Neill stated that five (5) multi-hose dispensers will be available that will allow ten (10) vehicles to be fueled with any product at one (1) time.

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

MOTION: Mrs. Simmons moved to approve the Variance application submitted by Emro Marketing Company for their property located on the southwest corner of SR 48 and Spring Valley Road subject to the following conditions:

1. The recommendation of the staff is to deny the variance to reduce the building setback along the west property line from 20 feet to 10 feet.
2. The recommendation of staff is to approve the variance to allow the canopy along Spring Valley Road to be located 18 feet instead of 50 feet from the new right-of-way line that will be created as part of the ongoing Spring Valley and SR 48 intersection improvement project.

The recommendation of staff is also to approve a variance to allow the canopy along SR 48 to be located 37 feet instead of 50 feet from the new right-of-way line that will be created as part of the ongoing Spring Valley and SR 48 intersection improvement project.

Both canopy front yard setback variances are conditioned upon the canopy being only roof supported by columns that remains open in nature with no walls.

3. The proposed signage on the variance application meets the requirements of the ordinance and does not require a variance.

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

MOTION: Mr. Foland moved to approve the Planning Commission Special Approval application submitted by Emro Marketing Company for their property located on the southwest corner of SR 48 and Spring Valley Road subject to the following conditions:

1. The variances are approved as recommended by Staff.
2. The current ground sign which is legally non-conforming may not be relocated without losing its non-conforming status.
3. Detailed plans for the screening of the trash enclosure must be approved by the Planning Department.
4. All exterior lighting must be approved by the Planning Department.
5. The Planning Commission must approve more detailed plans showing the materials and colors for the buildings and canopy.
6. The drive-up phone shown along SR 48 shall be relocated to a less congested area of the site approved by the Planning Department.
7. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineering Department.
8. The surface finish of the rear wall of the new structure shall match that of the other elevations.

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

NEW BUSINESSParkway Center Two - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted for the Parkway Center Two project to be located on Centerville Business Parkway, north of Clyo Road. The zoning on the property is I-PD, Industrial Planned Development. The proposed 7,942 square foot office building requires 27 parking spaces. The applicant is proposing 39 spaces. This particular site is located immediately north of the lake which is situated along Clyo Road at Centerville Business Parkway.

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

1. The parking lot shall be setback a minimum of 10 feet from the north property line.
2. Raised concrete curbing shall be required through the development.
3. The south driveway shall be reduced to 12 feet in width.
4. A minimum of 5 percent of the parking area shall be landscaped subject to the approval by the Planning Department.
5. The ground sign shall be setback a minimum of 25 feet from the public right-of-way.
6. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
7. The dumpster shall be screened on three (3) sides and subject to approval by the Planning Department.
8. Building colors shall be subject to approval by the Planning Department.

Mr. Dick Bechtel, representing the applicants, stated that he had reviewed the recommendations with Mr. Schwab and had no objection to them. He indicated that most of the recommendations had been incorporated into a revised plan for the project.

MOTION: Mr. Looper moved to approve the Special Approval application submitted for Parkway Center Two, located in Centerville Business Parkway, subject to the following conditions:

1. The parking lot shall be setback a minimum of 10 feet from the north property line.
2. Raised concrete curbing shall be required through the development.

3. The south driveway shall be reduced to 12 feet in width.
4. A minimum of 5 percent of the parking area shall be landscaped subject to the approval by the Planning Department.
5. The ground sign shall be setback a minimum of 25 feet from the public right-of-way.
6. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
7. The dumpster shall be screened on three (3) sides and subject to approval by the Planning Department.
8. Building colors shall be subject to approval by the Planning Department.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

[Handwritten signature]
VICE-CHAIRMAN