

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 12, 1989

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. James Durham; Mr. Stanley Swartz; Mr. Arthur Foland; Mr. Scot Stone; Mr. Peter McMahon. Absent: Mrs. Marian Simmons. 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 August 29, 1989:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 8, 1989, as written. Mr. Stone seconded the motion. The motion was approved 6-0.

NEW BUSINESS

Jeff Walther Dodge - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Jeff Walther Dodge located at 90 Loop Road requesting approval to construct a 9,527 square foot building to provide a body and paint shop. The zoning on the property is Business Planned Development, B-PD. The new, freestanding building, will be constructed to imitate the materials used on the existing dealership building. The concrete block material is not a material permitted under the current standards in the Zoning Ordinance; however, Planning Commission does have the ability to approve such materials without following the variance procedure.

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

1. The Planning Commission specifically approves the painted concrete block and metal siding wall materials proposed for this addition.
2. All vehicle parking and storage areas shown on the plan are to be asphalt or portland concrete.
3. A 10 foot turning radius shall be constructed on the southeast corner of the grass area between the service building and proposed body shop.
4. Areas where gravel is to be removed shall be seeded and mulched.
5. The dumpster pad shall be concrete (3000 psi minimum) and shall be of a dimension to permit the dumpster to sit entirely on the pad and permit the front wheels of a disposal truck to rest on it while emptying the dumpster.

6. Detailed drawings of the dumpster screening shall be submitted and subject to approval by the Planning Department.
7. Any exterior lighting added with this addition shall require the approval of the Planning Department.
8. 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. Donald Weckstein, attorney representing the applicant, stated that he and other interested parties in the project were in attendance to answer any questions the Planning Commission might have regarding their proposal. He stated that the intent of the project is to make the new building conform in appearance with the existing structure. The materials proposed are concrete block, however, no metal siding will be used. Mr. Weckstein reviewed all conditions proposed by staff for approval stating conditions 5 and 6 do not apply since no additional dumpster will be added to the site. He stated that only the condition regarding the seeding and mulching of existing gravel areas was of concern.

Mr. Foland asked if the use of gravel would require a variance.

Mr. Schwab stated that the Zoning Ordinance is specific in requiring concrete or asphalt in parking area, therefore, a variance would be required to allow the gravel material to remain. He stated that the application could be approved without approval of the gravel parking area pending submittal of a variance application in order to allow the project to go forward.

Mr. Farquhar stated that the application can be approved without the gravel parking areas as part of the approval. At that point, the applicant can decide whether to file a variance, remove the gravel and seed and mulch, or pave it in accordance with the standards in the Zoning Ordinance. The City can also decide what type of action to take since the gravel was added without approval by the City and is in fact a zoning violation.

Mr. Foland asked if the additional parking would allow some relief in the congestion of parked cars at the front of the property. His concern was the access of emergency equipment to the new building as well as the entire property.

Mr. Jeff Walther, dealership owner, stated that a new driving lane around the new building would allow equipment to go down the ramp and around the building creating a looped circulation.

Mr. Durham asked the purpose of the gravel parking area.

Mr. Walther stated that it is used for overflow parking.

Mr. Durham stated that giving approval to the plan with a known zoning violation directly next to it puts the Planning Commission in an awkward situation.

Mr. Walther asked if it would be acceptable to have the plan approved with a period of time in which to resolve the future treatment to be used in those gravel areas.

Mr. Durham stated that he felt that would be reasonable in order to allow the project to move forward. He stated in his opinion, however, that the areas should be either seeded and mulched, or paved since a unique situation does not exist to permit the gravel material to remain.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Jeff Walther Dodge, 90 Loop Road, subject to the following conditions:

1. The Planning Commission specifically approve the painted concrete block wall material proposed for this addition.
2. All vehicle parking and storage areas shown on the plan are to be asphalt or portland concrete.
3. A 10 foot turning radius shall be constructed on the southeast corner of the grass area between the service building and proposed body shop.
4. All current gravel areas are to be removed and shall be seeded and mulched.
5. Any exterior lighting added with this addition shall require the approval of the Planning Department.
6. 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. Foland seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

*Approved as submitted
Foland 9/26/89*

