

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 12, 1988**

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

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

Approval of the minutes of the November 24, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of November 24, 1987, as written. Mr. Hosfeld seconded the motion. The motion was unanimously approved 5-0.

COMMUNICATIONS

Centerville Mill

Mr. Schwab stated that the Planning Department had received a verbal request from Centerville Mill that the item for discussion be deleted from the agenda.

J. S. Davis Company - Lot Split

Mr. Schwab reviewed the lot split requested by the J. S. Davis Company for a split of a 6.5 acre parcel along the south side of Loop Road directly east of the existing Voss Auto Dealership. He stated that the intent is to split one (1) acre of land from this original 6.5 acre parcel along the west side of the original lot. This one (1) acre parcel would then be combined with the 4.0 acre parcel owned by Voss to provide area for a future expansion of the auto dealership.

Mr. Schwab explained that the one (1) acre should be combined with the 4.0 acre tract in order to protect the lot from being sold to a third party which would then be entitled to a separate curb cut. He stated that although that is not the intent, some provisions should be made to control the curb cut situation. Mr. Schwab added that when the one (1) acre parcel develops, a site plan review will be required by the City.

Further, Mr. Schwab explained that splitting this one (1) acre parcel would alter an approved Major Use Special Approval application for this site by reducing the number of approved 3 dealerships to 2 dealerships. This would change the layout of the curb cuts on the approved plan and would, therefore, require a revised development plan to be submitted for approval.

Staff recommended to approve the lot split subject to the following conditions:

1. The 1.0 acre of land shall be combined with the adjacent 4.0 acre tract of land west of the subject parcel into a new 5.0 acre parcel of land;
2. Before development of the 1.0 acre of land occurs, a revised development plan for this parcel approved by the City shall be required; and
3. Before development of the 2.0 acre tract of land east of the 1.0 tract of land, a revised development plan for this parcel approved by the City shall be required.

MOTION: Mr. Looper moved to approve the lot split requested by the J. S. Davis Company subject to the following conditions:

1. The 1.0 acre of land shall be combined with the adjacent 4.0 acre tract of land west of the subject parcel into a new 5.0 acre parcel of land;
2. Before development of the 1.0 acre of land occurs, a revised development plan for this parcel approved by the City shall be required; and
3. Before development of the 2.0 acre tract of land east of the 1.0 tract of land, a revised development plan for this parcel approved by the City shall be required.

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

NEW BUSINESS

Van Con, Inc. (Dale Derr Office Building) - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by Van Con, Inc., for the Dale Derr Office Building to be located on Centerville Business Parkway. The zoning on the parcel is Industrial Planned Development, I-PD. The request is to construct a 7,700 square foot office building. Twenty-six (26) parking spaces are required for this development and the applicant is proposing 36 spaces which more than meets the minimum requirement.

Mr. Schwab stated that this particular site is adjacent to the retention pond which was approved as a part of the Major Use Special Approval application for the Business Park. The screening between the site and the Steeplechase Apartment complex was also approved as part of the Major Use Special Approval application. The south elevation of the building, overlooking the pond area, will have a glass front. The one-story building

will be of brick construction with a cupola centered on the large roof style.

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

1. All improvements within the buffer strip through this parcel shall be constructed as a part of this development.
2. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
3. The walkway adjoining the parking lot shall have a minimum width of 6.5 feet.
4. The dumpster location and screening shall be subject to approval by the Planning Department.

MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval application for the Dale Derr Office Building submitted by Van Con, Inc., subject to the following conditions:

1. All improvements within the buffer strip through this parcel shall be constructed as a part of this development.
2. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
3. The walkway adjoining the parking lot shall have a minimum width of 6.5 feet.
4. The dumpster location and screening shall be subject to approval by the Planning Department.

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

Mr. Chappell arrived at this time.

National Amusements, Inc. (Showcase Cinemas) - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by National Amusements, Inc., for Showcase Cinemas requesting approval to construct 12 indoor theaters as part of one (1) complex. This facility is proposing a location on Loop Road south of I-675 and north of Cross Pointe Centre. The proposed seating in the facility will require 1,242 parking spaces for the entire complex and the applicant is proposing 1,300 spaces to exceed the minimum parking requirement.

The front of the building will be of a glass panel construction and face I-675. The remainder of the building will be of concrete block construction and painted white in color.

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

1. Only one (1) building frontage shall be used to display a wall sign; either the wall sign facing Interstate 675 or the wall sign facing Loop Road shall be eliminated.
2. The proposed ground sign along Loop Road shall conform to the height to setback ratio contained in the Sign Section of the Zoning Ordinance. The proposed ground sign shall either be setback forty-five (45) feet or have a maximum height of six (6) feet in its present location.
3. All curbing throughout the project shall be concrete and constructed to standards acceptable to the City Engineer.
4. The sidewalk-bikeway along Loop Road shall be concrete and constructed to standards acceptable to the City Engineer.
5. The dimension "9 ft. L" as shown in Detail #12, Bay Parking Stall Layout shall be changed to a minimum dimension of 18 feet.
6. The emergency access gate to Cross Pointe Centre shall be openable by bolt cutters.

Mr. Charles Bissinger, local Counsel representing National Amusements, Inc., and Mr. John Meyer, Site Planner and Civil Engineer representing National Amusements, Inc., were present to discuss and review the proposed application for Showcase Cinemas.

Mr. Meyer stated that National Amusements, Inc., run a first class, first rate operation which they continue to own and become a part of the community in which they develop. He stated that the wall signage the complex would utilize would be that facing I-675. The ground signage will be reduced to meet all the requirements specified in the Sign Ordinance. Mr. Meyer stated that the plan had been revised within the last two days to address the concerns of staff. He stated that all the staff recommendations can and will be incorporated into the plan should the Planning Commission desire to approve the plan with those conditions. Mr. Meyer stated that the starting times of each feature will be staggered in order to control pedestrian and vehicular traffic.

The Planning Commission members agreed that the application was one of the most complete and impressive applications they had the opportunity to review.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application submitted by National Amusements, Inc., for Showcase Cinemas, subject to the following conditions:

1. Only one (1) building frontage shall be used to display a wall sign; either the wall sign facing Interstate 675 or the wall sign facing Loop Road shall be eliminated.
2. The proposed ground sign along Loop Road shall conform to the height to setback ratio contained in the Sign Section of the Zoning Ordinance. The proposed ground sign shall either be setback forty-five (45) feet or have a maximum height of six (6) feet in its present location.
3. All curbing throughout the project shall be concrete and constructed to standards acceptable to the City Engineer.
4. The sidewalk-bikeway along Loop Road shall be concrete and constructed to standards acceptable to the City Engineer.
5. The dimension "9 ft. L" as shown in Detail #12, Bay Parking Stall Layout shall be changed to a minimum dimension of 18 feet.
6. The emergency access gate to Cross Pointe Centre shall be openable by bolt cutters.

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

State Route 48 Roadway Access - Preliminary Plan

Mr. Schwab reviewed the preliminary plan submitted by Mills, Rhoads and H.B.R. Partners Properties for roadway access east of SR 48 and south of Spring Valley Road. This plan is being reviewed by the City for approval of the location of the driveway as it comes out to SR 48 and a very small portion of the driveway. Mr. Schwab stated that this approval is necessary since the City right-of-way in this area of SR 48 is 30 feet east of the centerline of SR 48.

Mr. Schwab stated that over the years many plans have been discussed regarding the access points along SR 48 south of Spring Valley to approximately Marco Lane. This particular access in question was originally centered on the Rhoads property, however, the plan submitted for consideration at this time has shifted it slightly to the south. He stated that the City's traffic engineer has reviewed this plan and determined that the slight shift is more desirable. This location would access approximately opposite just south of the property line dividing the property owned by Beerman Realty and the Centerville Lanes property which is under a separate ownership. The preliminary plan has been reviewed by the property owners on both sides of SR

48. Beerman Realty, owners of property on the west side of SR 48, find this plan unacceptable. In general, it is their feeling that many years ago commitments were made by the City to locate this access point further to the south on their property. Mr. Schwab stated that the City has no record of a plan approved showing that layout, however, discussions could have taken place regarding that matter. He pointed out that, in staff's opinion, locating the access as presented would not affect the development of the Beerman property based on several options that would be available for that tract of land.

Staff, therefore, recommended approval of the preliminary plan subject to the following condition:

1. State Route 48 be widened by one (1) lane for just the length necessary to incorporate a left turn lane on the west side of the street.

Mr. John Stemley, representing the applicants, stated that they agree with the staff analysis and feel there would be no adverse affects on the development of the properties in the immediate area now or in the future.

Mr. Tim Logan, Beerman Realty, stated that many years ago they submitted an overall plan to the Planning Commission for their property along the west side of SR 48 which addressed access points on that property. Unfortunately, the firm that did the plan design for Beerman Realty no longer exists, and therefore, the drawings are not available. Those drawings located 2 additional curb cuts to the Beerman land south of the Centerville Lanes property to the Centerville Place main entrance. He stated that the problem with the preliminary plan in question is that it would require Beerman Realty to align their curb cut point with the one on the east side of SR 48. This creates a 30 foot strip of land to the north which will be unmarketable. Mr. Logan stated that they do not feel they should be penalized now by this preliminary plan relocating the access point 10 years later.

Mr. Abe Bodenstein, Tri-City Engineering, presented a drawing of the Beerman property his firm has maintained from 1978 to the present time incorporating the many changes that have taken place. His plan showed the curb cut areas as described by Mr. Logan.

Mr. Schwab stated that in reviewing all files for Beerman Realty within the City offices, no plans were ever submitted for Planning Commission or Council review addressing approval for curb cut locations for the entire Beerman tract. He stated that there was no doubt discussion between previous staff members and Beerman Realty concerning curb cuts limitations took place, however, there is no formal record of any approval process. All plans on record simply show a future expansion area with no detail and formal plans.

Mr. Schwab stated that he first became involved in the curb cut access along SR 48 when the Township submitted a zoning condition placed on those properties to the City, and by requiring a frontage road to be constructed to serve those properties. The City's traffic engineer, at that time, was instructed to design the absolute minimum frontage road to serve those parcels recognizing a 5-lane improvement to SR 48. Mr. Schwab stated that either Beerman Realty or Tri-City Engineering was given a copy of the approved layout of the frontage road for the east side of SR 48, and since that time, he stated that he has had no discussion with either party objecting to that layout.

Mr. Schwab stated that the traffic engineer, in reviewing the preliminary plan in question, recommended that the plan was more acceptable as submitted, especially if signalization were ever necessary. If the Beerman curb cut were offset to the south, full movement could occur at that drive; however, the City traffic engineer would prefer to see the Beerman drive opposite the drive on the preliminary plan if signalization was installed.

Mr. Tate suggested that Beerman Realty submit plans in the form of a Major Use application requesting approval of access locations for the future development of their land along SR 48 south of Centerville Lanes.

Mr. Logan stated that was done years ago.

Mr. Tate stated that there is no record of it being done at a Planning Commission or Council level, and that is what it would take to be official.

MOTION: Mr. Foland moved to recommend approval of the preliminary plan for Roadway Access to SR 48 submitted by Mills, Rhoads and H.B.R. Partners Properties, subject to the following condition:

1. State Route 48 be widened by one (1) lane for just the length necessary to incorporate a left turn lane on the west side of the street.

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

There being no further business, the meeting was adjourned.



