

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 26, 1988**

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

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

Approval of the minutes of the June 28, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of June 28, 1988, as written. Mr. Swartz seconded the motion. The motion was approved 4-0-3 with Mrs. Simmons, Mr. Chappell and Mr. Foland abstaining.

UNFINISHED BUSINESS

Robert L. Seeley, "Tr." - Major Use Special Approval

Mr. Tate proposed to remove this application from the agenda.

MOTION: Mr. Chappell moved to remove the application for a Major Use Special Approval submitted by Robert L. Seeley, "Tr.", from the agenda. Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Main Street Photography - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted for Main Street Photography to be located at 150 South Main Street in the Architectural Preservation District (APD). The request is to remodel the existing building on the property as well as make an addition to the carriage house located at the northeast corner of the property. The application also includes a request for signage for the property. The parking spaces required for the site are nine (9) and the applicant's original plan proposes five (5) spaces.

Mr. Schwab stated that the Board of Architectural Review (BAR) had reviewed this application and made the following recommendations to Planning Commission:

1. A plan for additional on-site parking shall be subject to approval by the Board of Architectural Review of a legal agreement shall be submitted, approved by the City Law Director, and recorded in the Montgomery County Recorder's Office that provides for off-premise parking to satisfy the minimum parking requirement and guarantees that the required number of parking spaces shall be maintained. Any additional on-site parking should be brought back before the Board of Architectural review due to the fact that parking is architecturally related to the site plan and any additional parking will have an impact on the surrounding area. The quality of the streetscape will be affected either positively or negatively by additional parking.
2. All new siding shall match the existing siding in width, type and color.
3. The color and type of new roofing material shall be subject to approval by the Planning Department.
4. The proposed ground sign shall not exceed 10 square feet per sign face and 20 square feet in total area. If lighting is desired, it should be two 150 watt incandescent bulbs and subject to approval by the Planning Department.
5. The type windows and doors will be designated per the attached brochures.
6. The screening of the property shall be subject to the approval of the Board of Architectural Review.
7. The type and style of garage door subject to the approval by the Planning Department.

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

1. Detailed drawings of the north and east building elevations shall be subject to approval by the Planning Department.
2. The type and style of windows and doors shall be subject to approval by the Planning Department.
3. All new siding shall match the existing siding in width and type.
4. The color and type of new roofing material shall match the existing roofing material.
5. The proposed ground sign shall not exceed 10 square feet per sign face and 20 square feet in total area.

6. A plan for additional on-site parking shall be subject to approval by the Planning Department or a legal agreement shall be submitted, approved by the City Law Director, and recorded in the Montgomery County Recorder's Office that provides for off-premise parking to satisfy the minimum parking requirement and guarantees that the required number of parking spaces shall be maintained.

Mr. Feverston stated that the intent of the applicant is to place his required parking spaces on-site.

The members of Planning Commission agreed that staff should approve the parking plan rather than it being resubmitted to the BAR.

MOTION: Mr. Swartz moved to approve the Planning Commission Special Approval applications submitted by Main Street Photography, 150 South Main Street, subject to the following conditions:

1. Detailed drawings of the north and east building elevations shall be subject to approval by the Planning Department.
2. The type and style of windows and doors shall be subject to approval by the Planning Department.
3. All new siding shall match the existing siding in width and type.
4. The color and type of new roofing material shall match the existing roofing material.
5. The proposed ground sign shall not exceed 10 square feet per sign face and 20 square feet in total area.
6. A plan for additional on-site parking shall be subject to approval by the Planning Department or a legal agreement shall be submitted, approved by the City Law Director, and recorded in the Montgomery County Recorder's Office that provides for off-premise parking to satisfy the minimum parking requirement and guarantees that the required number of parking spaces shall be maintained.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Faith Family Church - Minor Amendment

Mr. Schwab reviewed the request from Faith Family Church located at 5051 Wilmington Pike for the expansion of the parking area which serves their church facility. The current parking layout provides a two-way access on the northern curb cut and a one-way egress on the south curb cut.

The proposal is to install additional parking spaces to the rear of the church building and to continue the existing one-way drive from the proposed parking area along the south property line to adjoin the current parking layout. Evergreens will be planted along the south property line to screen the area from the single family residence abutting the church property. A water detention area will be provided to the west of the proposed parking area to handle the runoff created by the newly paved parking spaces.

Staff recommended approval of the request subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. A Landscape Plan shall be submitted for approval by the Planning Department that details the type of evergreens used to screen the south property line and their spacing. Screening shall also be required to the west of the proposed parking lot.

Mr. Chappell voiced concern as to the depth of the water in the detention area.

Mr. Schwab stated that water should not be in the detention basin other than during the rainfall period.

MOTION: Mr. Looper moved to approve a Minor Amendment as requested by Faith Family Church, 5051 Wilmington Pike, subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. A Landscape Plan shall be submitted for approval by the Planning Department that details the type of evergreens used to screen the south property line and their spacing. Screening shall also be required to the west of the proposed parking lot.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

The Siebenthaler Company - Minor Amendment

Mr. Schwab reviewed the request from The Siebenthaler Company to install a new driveway and parking area on their site at 6000 Far Hills Avenue. The new driveway would be an extension of the driveway between Siebenthaler's and the property to the south which would service an additional 13,635 square feet of parking area along the east property line. This driveway would allow traffic to circulate between Far Hills Avenue and Whipp Road. An existing natural buffer along the east property line will remain undisturbed. Three other area on the site will have curbing modifications to provide more parking spaces and ease traffic circulation.

Staff recommended to approve the request subject to the following conditions:

1. A detailed Landscape Plan of the east property line shall be submitted for approval by the Planning Department that details the type and location of existing vegetation and additional vegetation to be used to screen the adjacent residential properties.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

MOTION: Mr. Foland moved to approve the Minor Amendment requested by The Siebenthaler Company, 6000 Far Hills Avenue, subject to the following conditions:

1. A detailed Landscape Plan of the east property line shall be submitted for approval by the Planning Department that details the type and location of existing vegetation and additional vegetation to be used to screen the adjacent residential properties.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

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

There being no further business, the meeting was adjourned.



