

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 13, 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 Chappell; Mrs. Marian Simmons; Mr. Arthur Foland; Mr. Stanley Swartz; Mr. Robert Hosfeld (where noted). Also present: Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of the August 30, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of August 30, 1988, as written. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Linclay Corporation (Cross Pointe Centre) - Review of Design/Painting of Rear Wall

Mr. Hosfeld arrived at this time.

Mr. Feverston explained that this particular review is the subject of a condition placed on a Variance application approved for Cross Pointe Centre on November 10, 1987, by the Planning Commission. The request at that time was to paint the rear wall similar to the motif of the front facade of the shopping center. Painted signage on the rear wall was also a part of that proposal. Planning Commission approved the request subject to their review of the design and painting colors to be used on the rear wall.

The applicant has submitted the design plans at this time to satisfy the condition of the Variance approval. The primary color to be used will match the brick color on the front facade of the shopping center. The majority of the painted awnings will match the turned metal awnings on the front of the center, with the exception of the current Marshall's location, which will be a blue and white color scheme. The applicant has indicated that signs are not a part of this request and will be submitted for review at a later time.

Mr. Tate asked if the only area to use the blue and white color scheme would be the Marshall's location.

Ms. Barbara O'Brien and Mr. Douglas Bruce, representing the Linclay Corporation, were present to review their proposal. Mr. Bruce indicated that the major tenant at the opposite end of the center would also use the blue and white color scheme in order to balance the appearance. The retaining walls on the site will also be painted to match the brick color to balance the overall color scheme.

MOTION: Mr. Foland moved to approve the Design/Paint Scheme for the north facade improvement for Cross Pointe Centre submitted by the Linclay Corporation. This approval shall satisfy the condition placed on the Variance application approved by the Planning Commission November 10, 1987, with the exception of signage. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Construction Managers of Ohio, Inc. (Western Ohio) - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Construction Managers of Ohio, Inc., for a 3-story, 50,400 square foot office building for Western Ohio Health Care to be located on Centerville Business Parkway north of Clio Road. The zoning on the parcel is I-PD, Industrial Planned Development. The parking required for this development is 170 spaces and the developer is proposing 216 parking spaces for the facility. The areas indicated on the site plan as landscaped areas in the parking area satisfies the 5% landscape requirement. The landscaping required as a 50 foot buffer strip along the western property line of the entire Centerville Business Park will be continued to satisfy that requirement with additional plantings along with the existing wooded area. Although the plan indicates two (2) locations for signage, no signage is being considered as a part of this application.

Mr. Feverston pointed out that a Record Plan will be required to be reviewed and approved to continue the construction of Centerville Business Parkway from the location of this project to loop in a easterly direction.

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

1. The majority of the required 50 foot buffer strip is densely wooded. Landscaping and mounding within the buffer strip through this parcel shall be constructed as a part of this development only in those areas not densely wooded.
2. A sidewalk shall be constructed along Centerville Business Parkway.
3. Screening for the dumpster shall be subject to approval by the Planning Department.
4. The extension of Centerville Business Parkway shall be platted, recorded and bonded prior to construction.

Mr. Looper asked if variances will be required to locate the signage on the site as indicated on the plan.

Mr. Feverston stated that the applicant will be permitted to have one (1) ground mounted sign and one (1) wall sign for the facility along the frontage of the building, which in this case is along Clys Road and I-675. The plan indicates that the wall signage will be directed towards the frontage along I-675 and the ground mounted signage will be directed towards Clys Road.

Mr. Mark Metzger, Construction Managers of Ohio, Inc., stated that the signage information placed on the plan was to show location only. Drawings detailing signage will be submitted at a later date.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application for Western Ohio submitted by Construction Managers of Ohio, Inc., subject to the following conditions:

1. The majority of the required 50 foot buffer strip is densely wooded. Landscaping and mounding within the buffer strip through this parcel shall be constructed as a part of this development only in those areas not densely wooded.
2. A sidewalk shall be constructed along Centerville Business Parkway.
3. Screening for the dumpster shall be subject to approval by the Planning Department.
4. The extension of Centerville Business Parkway shall be platted, recorded and bonded prior to construction.

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

There being no further business, the meeting was adjourned.



