

**CENTERVILLE PLANNING COMMISSION**  
**REGULAR MEETING**  
**Tuesday, August 11, 1987**

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

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

Approval of the minutes of the July 28, 1987, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of July 28, 1987, as written. Mr. Swartz seconded the motion. The motion was approved 5-0-1 with Mr. Foland abstaining.

COMMUNICATIONS

Centerville Storage Inns - Amendment to Planning Commission Special Approval

Mr. Schwab stated that Centerville Storage Inns is requesting an amendment to their Special Approval for a change in the use of building materials on the building that will provide the resident living quarters as well as some additional storage units. The proposal is to use a mirrored-type material on the east, west and south elevations.

Mr. Looper stated that he had visited the site and was amazed that the construction materials presented during the review of the project by the Planning Commission were not the same materials as used in the actual construction. He stated that the slides that were presented and used as examples of what the facility would look like, if far from what is constructed on the site. Mr. Looper asked staff if they were aware that the marbleized finish as presented by the applicant would not be used

Mr. Schwab stated that the developer indicated that small stones, tan in color, would be glued to the steel structures to form an aggregate finish. Instead, a stucco type paint finish was applied to the steel.

Mr. Looper stated that the Zoning Ordinance states that building coverage in the industrial zoned district shall not exceed 50% of the site. He stated according to his calculations, coverage is over that figure by approximately 10,000 square feet.

Mr. Tate asked if an occupancy permit had to be issued for the project.

Mr. Schwab stated that he did not know; however, he was aware some of the units were being used. He explained the purpose of the occupancy permit was to insure the project was constructed as approved by Council.

Mr. Swartz asked if Council had changed any of the conditions of approval as recommended by the Planning Commission.

Mr. Schwab stated they had not changed any of those conditions.

Mr. Tate stated that he felt the issue should be pursued as to correcting the building materials approved for construction as to what was actually used on the site.

Mr. Looper stated that the fence that was to be unnoticeable is very noticeable. He stated that the entire project was presented in a totally different fashion than what currently exists.

MOTION: Mrs. Simmons moved to table the requested Amendment to a Planning Commission Special Approval submitted by Centerville Storage Inns, 6400 Bigger Road. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

#### UNFINISHED BUSINESS

#### Michael Perkins Construction, Inc. - Variance/Planning Commission Special Approval

Mr. Schwab reviewed the applications submitted by Michael Perkins Construction, Inc., for Planning Commission Special Approval and several Variances to allow construction of an office building on the northwest corner of West Franklin Street and Hampton Road located in the Architectural Preservation District (APD). The variances requested include building setback, the use of stucco as a building material, the use of high arch window openings on the front and rear elevations, and a waiver of the sidewalk requirement. Mr. Schwab stated that during review of this project at the previous Planning Commission meeting, there was concern as to the removal of existing trees in order to meet the sidewalk requirement along Hampton Road. Staff found in review the site, that in order to provide proper sight distance for ingress and egress, most of the "scrub" vegetation along the east property line would have to be removed. It would appear that what significant trees are in that area could remain and a sidewalk could be constructed without disturbing those trees.

Mr. Schwab stated that the applicant had submitted revised drawings proposing rectangular windows on the front elevation and a rounded window softened with the addition of more defined windows at the top of the rear elevation.

Staff's conclusion was that the revised plan would still require a variance for the window on the rear elevation; however, after reviewing other buildings in the APD with similar window treatments, staff felt that this subdued window treatment would be acceptable on the rear elevation and fit into the District.

Mr. Tate stated that he felt the window treatment proposed for the rear elevation would also be acceptable for the front elevation as it would add interest to the building. He stated further, that he had viewed the site since the last meeting and felt that there were few trees of any value. It was his opinion that the few trees worth saving could be saved and a sidewalk could still be constructed in that area.

Mrs. Simmons stated that a major consideration should be made to the fact that Magsig School is located immediately across the street from this site and, although the number of children using a sidewalk would be limited, it should be made available for their use.

Mr. Swartz asked if the siding materials would include wood siding.

Mr. Paul Striebel, Architect for the project, stated that the siding material would be completely brick other than wood trim around the windows.

Mr. Foland felt that the plan was unclear as to where the brick and wood would be used. he stated that he wanted to make sure that the walls would be completely done in brick.

Mr. Tate indicated that change should be done on the final drawings.

MOTION: Mr. Looper moved to take the following actions on the Variance Application submitted by Michael Perkins Construction, Inc.:

1. Approve the building setback along Hampton Road to 15 feet.
2. Approve the use of arch window openings on the front and rear building elevations as shown on the revised plan subject to approval by the Board of Architectural Review.
3. Deny the use of stucco as a siding material.
4. Deny the request to waive the sidewalk requirement.

Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval Application submitted by Michael Perkins Construction, Inc., for an office building site located at 201 West Franklin Street, subject to the following conditions:

1. The building colors shall be approved by the Planning Department.
2. A revised screening plan be approved by the Planning Department.
3. A detailed lighting plan for exterior lighting be approved by the Planning Department.
4. Detailed stormwater drainage calculations be approved by the City Engineer.
5. No signs are to be considered as a part of this application.

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

NEW BUSINESS

Election of Vice-Chairman

Mr. Swartz nominated Mr. Robert Looper for the position of Vice-Chairman of the Planning Commission. Mr. Hosfeld seconded the nomination.

MOTION: Mrs. Simmons moved to close nominations. Mr. Foland seconded the motion to close nominations. The nomination of Mr. Robert Looper was approved for the office of Vice-Chairman by a vote of 5-0-1 with Mr. Looper abstaining.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a member of the Planning Commission, is written in the bottom right corner of the page.