

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, December 13, 2022

TIME: Immediately following 7:00 p.m. Planning Commission Meeting

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Bill Etson, Amy Korenyi-Both, and Don Stewart.

Also present were Interim City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 7:12 p.m.

**P-2022-0020 Major Site Plan
CESO, Inc. for SHEETZ
6138 Far Hills Avenue**

Mr. O'Brien described the proposed project as a new Sheetz restaurant, gas station, and convenience store. The proposed site is a former shopping center located north of Loop Road. Mr. O'Brien presented the proposed renderings, a site plan, and a staff analysis of traffic, signage, architecture, landscaping, and lighting.

The following representatives for Sheetz were present for the meeting: David Bruckelmeyer Project Manager at Sheetz, Josh Long Project Manager at CESO Inc., and Alison Purdon Project Manager at Silken Gold Real Estate Development.

Commission and staff discussed:

1. Traffic flow pattern, gas truck access, and the requirement to have a traffic impact study.
2. Distance from Far Hills Avenue to first access drive.
3. The need for rooftop mechanicals to be screened from northbound traffic on Far Hills Avenue.
4. Request for a line-of-sight diagram for traffic traveling north on Far Hills Avenue.
5. Visibility from Villager apartments and screening. Request for a line-of-sight diagram from apartments.
6. Lack of four-sided architecture noting the building should have more residential architecture to fit in. Architectural features are needed on the east elevation (e.g., faux windows or vertical stone).
7. Architectural concerns with a flat roof and the need to make it look integrated with the building.
8. Location of the gas canopy is set closer to the corner and further away from the abutting residential area.

Ms. Purdon noted sensitivity to the screening concerns. She indicated that they could provide the requested line-of-sight diagrams.

Mr. Bruckelmeyer discussed options to address line-of-sight concerns and architectural elements for the east elevation.

Ms. Purdon, Mr. Bruckelmeyer, Mr. Long, Commission members, and staff discussed:

1. Rooftop screening.
2. East elevation architectural element options.
3. Landscaping along Espanola Trail.
4. Height of stone wrap on fuel canopy columns.
5. Propane refill station.
6. Fuel canopy must not exceed an average lighting level of 25 foot-candles per Unified Development Ordinance (UDO). Higher foot-candle levels would require a variance.
7. Illumination of drive-thru signage would require a variance if greater than two square feet.
8. Meeting schedules, timelines, and submission deadlines.

Mr. Clark adjourned the work session at 8:03 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 2/8/2023