

PLANNING COMMISSION  
Regular Meeting  
Tuesday, March 29, 2016

Mr. Paul Clark called the meeting to order at 7:30 p.m.

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Jim Durham, Kevin Von Handorf, Robert Muzechuk, Jim Briggs and Bill Eton. Also present were City Planner Andrew Rodney, Municipal Attorney Scott Liberman, Planner Mark Yandrick, Staff Engineer Alisha Hammond, Councilmember John Palcher and Assistant Clerk of Council Julie Weaver.

APPROVAL OF MINUTES

No additions or corrections of the minutes of the previous meetings were suggested.

MOTIONS: Mr. Von Handorf moved for approval of the minutes of the Planning Commission meeting of February 23, 2016, as distributed. Mr. Briggs seconded the motion. The motion passed 7-0.

Ms. Korenyi-Both made a motion for approval of the minutes of the Planning Commission work session on February 23, 2016, as distributed. Mr. Briggs seconded the motion. The motion passed 7-0.

OPENING STATEMENT

Mr. Clark read the Opening Statement concerning protocol for public hearings.

PUBLIC HEARINGS

Application P-2016-0011: Conditional Use for Drive-up Window and Lanes  
First Financial Bank, 5361 Cornerstone North Boulevard

Mr. Rodney presented the staff report for the request by Sandra Tenhundfeld of K4 Architecture for a Conditional Use Approval for a bank drive-up window and lanes. A drive-thru is a conditional use when not associated with a restaurant use in a B-PD Zoning District. He noted the conditional use approval would require a public hearing with City Council. Mr. Rodney projected a zoning map and an aerial view to locate the site that fronts Feedwire Road and Cornerstone North Boulevard between Panda Express and Cheddars. He noted having the drive-thru in the front yard facing Cornerstone North Boulevard would require a variance; the variance hearing was the next item on the agenda. Mr. Rodney said other nearby businesses had been granted similar Conditional Use Approvals. These included the credit union in Shoppes II and the proposed Kroger. He stated the Planning Department was not aware of any objections to the use. Since staff felt the Standards of Approval could be met, he requested that the Planning Commission recommend approval of the Application P-2016-0011 to City Council.

Mr. Clark opened the public hearing.

Ms. Sandra Tenhundfeld of K4 Architecture, 555 Gest Street, Cincinnati, thanked staff for the recommendation of approval and said she was present to answer questions.

Seeing no other speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Briggs made a motion to recommend approval of Conditional Use Application P-2016-0011 to the City Council. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Application P-2016-0012: Variance to Allow a Drive-up Window and Drive-thru Lanes in the Front Yard At First Financial Bank, 5361 Cornerstone North Boulevard

Mr. Rodney gave the staff report for the variance requested by Sandra Tenhundfeld of K4 Architecture to place a drive-up window and the associated lanes for First Financial Bank in the front yard facing Cornerstone North Boulevard. Mr. Rodney felt the narrow lot width and the dual frontages on Feedwire Road and Cornerstone North Boulevard created significant challenges for the layout of the business. Projecting the plot plan, he pointed out the traffic circulation and adequate stacking length of the drive-thru lanes. He noted the plan was architecturally integrated and stated the majority of the Standards of Approval could be met. He recommended approval, subject to the following one (1) condition:

1. A drive-thru along Feedwire Road shall be prohibited.

Mr. Clark opened the public hearing, and asked the applicant, Ms. Sandra Tenhundfeld of K4 Architecture, 555 Gest Street, Cincinnati, representing First Financial Bank, whether she had any issues with the condition. Ms. Tenhundfeld responded in the negative.

Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion for approval of Application P-2016-0012, a variance for a drive-up window and lanes in the front yard, subject to the one condition recommended by staff. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

Application P-2016-0013: Major Site Plan 5361 Cornerstone North Boulevard  
Applicant: Sandra Tenhundfeld, K4 Architecture, First Financial Bank

Starting with a zoning map, an aerial map and photos, Mr. Rodney gave the staff presentation for the Major Site Plan. Once again locating the site was between Cheddar's and Panda Express at the corner of Feedwire Road and Wilmington Pike, he noted the plan was subject to the design standards of the UDO and the Final Development Plan for Phase IA of Cornerstone North. Mr. Rodney discussed existing conditions, the stormwater management plan, the traffic circulation pattern, pedestrian accessibility, the 16 parking spaces, the landscaping plan, screening, and lighting. He noted that the irrigation plan and the stormwater analysis would be due with the final construction documents and that public funding had paid for irrigation lines and landscaping in nearby public areas. These items would have to be replaced at the builder's cost if damaged during construction. In considering the architecture and materials to be used, he said the architecture was consistent with Phase IA requirements, that metal panels and glass were

prominent, and that E.I.F.S. was requested for limited use for the building cap. Planning Commission is required to specifically approve the use of the metal panels and the flat roof. He noted a mural of eighty square feet was placed conspicuously on the west side of the building. He asked for a condition limiting the size of the mural, before stating that the Standards of Approval could be met and recommending approval of the Major Site Plan, subject to the following six conditions:

1. An Irrigation Plan shall be provided with the final construction documents.
2. Landscape and irrigation within the 20 foot bufferyard along Feedwire Road that is disturbed, removed, or damaged as a result of this project shall be restored in its original condition and location, or as near as possible, to the satisfaction of the City Planner and City Engineer.
3. Planning Commission hereby approves the use of metal paneling as a body material in accordance with UDO Article 9.53(C)(2)(c)(iii).
4. Planning Commission hereby approves the use of a flat roof in accordance with UDO Article 9.53(C)(2)(d).
5. The mural element on the west façade shall be reduced to no larger than 55.25 square feet, or replaced with a window, faux window, or some other architectural element to the satisfaction of the City Planner.
6. Construction document notes and detailed plan review comments from the Public Works Department shall be incorporated into construction plans subject to review and approval by the City Engineer. An Ohio-licensed professional engineer is to stamp, sign, and date the plans.

When Mr. Clark opened the public hearing, Ms. Sandra Tenhundfeld stated agreement with five of the six conditions. She asked for flexibility with Condition #5, which limited the size of the mural, to allow the proportions of the sign to be maintained.

Questions from Planning Commission followed. In answer to a question from Mr. Clark concerning the use of metal paneling, Ms. Tenhundfeld said the heavyweight modern silver panels were brand identification for the company. Mr. Muzechuk asked how often the mural would be changed, and Ms. Tenhundfeld responded that it would only be changed when faded. Mr. Clark verified that rooftop mechanicals would be adequately screened, and Mr. Von Handorf discussed the traffic circulation plan before requesting striping for the pedestrian crosswalks. Ms. Tenhundfeld agreed that striping could be added. Mr. Briggs returned to the subject of the size of the mural. Mr. Rodney asked for a size no larger than the windows on the façade, and Ms. Tenhundfeld tentatively asked for 72 to 75 square feet. Mr. Durham's suggested that the size of the mural could be worked out to the satisfaction of the City Planner.

MOTION: Mr. Durham made a motion to approve Application P-2016-0013, the Major Site Plan for First Financial Bank at 5361 Cornerstone North Boulevard, subject to the six conditions recommended by staff, with the modification of Condition #5 to reflect that the size of the mural would be reduced to the satisfaction of the City Planner and adding Condition #7 to require

striping of the crosswalks in the parking lot. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Mr. Rodney noted that the Conditional Use Application would be on the Centerville City Council agenda on April 18, 2016.

Application P-2016-0007: Record Plan for 928-940 E. Franklin  
Applicant: Brent Fraley of Fraley and Fraley for Liberty Collision Center

Mr. Rodney explained the request for the consolidation of two lots at 928 and 940 E. Franklin Street. The main structure straddled the boundary line of two contiguous lots. The new owner wanted to combine the lots, along with renovating the buildings on the property and screening the dumpster. A small piece of right-of-way would be dedicated with the replat. Mr. Rodney stated that staff had no objections and recommended approval of the record plan with no conditions.

Mr. Clark opened public comment and seeing no speakers closed it.

MOTION: Mr. Durham made a motion to recommend that Council approve Application P-2016-0007, the replat for Liberty Collision Center. Ms. Korenyi-Both seconded the motion. The motion passed unanimously, 7-0.

Application P-2016-0010: Major Site Plan for Infiniti of Dayton, 299 Loop Road  
Applicant: Ian Butt of Butt Construction Company

Using a zoning map, an aerial view and photos of current conditions, Mr. Rodney gave the staff report for the upgrades to the dealership. He noted that the building, with an exterior mainly of E.I.F.S. and glass, would have the same use after the remodeling. The request was to expand interior space by enclosing a service area and porch. The new areas would have E.I.F.S., glass and metal panels. The west façade would remain unchanged, but the outdoor parking areas would be reoriented. He said the older parts of the building would be repainted to match the new sections.

In evaluating the request, Mr. Rodney noted the modern styling with its metal and glass elements would be similar to upgrades made by other auto dealerships on Loop Road, while the E.I.F.S. would intergrate the old and the new portions of the building. He showed the drawings of the proposed facades, pointing out that the base, body and cap requirements were delineated by color as well as materials. He also showed photos of other dealerships on Loop Road, before stating that the Standards of Approval could be met. Staff recommended approval of the application with the following one stipulation:

1. Planning Commission hereby approves the use of E.I.F.S. in the areas noted on the plan documents stamped "Received March 22, 2016."

Mr. Clark invited the applicant for comment. Mr. Ian Butt introduced his architect, Mr. Marty Lange of Martin Lange Architects, LLC. When Mr. Clark asked about the use of E.I.F.S., Mr. Lange replied that metal was also prominent on the addition and the glass would be opaque white.

MOTION: Mr. Durham made a motion for approval of Application P-2016-0010, the Major Site Plan for Infiniti of Dayton, subject to the stipulation recommended by staff. Mr. Briggs seconded the motion. The motion passed with 7 ayes.

#### COMMUNICATIONS

Mr. Rodney discussed several items under Communications. He pointed out the article in the Planning Commission's packets on composing stipulations, prior to announcing a grant for a visioning study for Centerville Place. The study required a steering committee that would include two Planning Commission members. Next Mr. Rodney listed potential agenda items for Planning Commission review in the coming months, including the annual update of the Unified Development Ordinance. Mr. Liberman pointed out the UDO text amendments would update the section governing food trucks.

Mr. Briggs asked about the time commitment for the market study for Centerville Place. Mr. Rodney felt the work would be completed in less than a year, preferably in 3-4 months, once started.

Several commission members agreed that the merge on Clys Road near St. Leonard's was confusing. They asked Mr. Rodney and Ms. Hammond to share the observation with the Engineering Department.

Mr. Palcher came to the podium for a discussion of Phase IV of Cornerstone North and the apartments proposed by The Fortus Group. Planning Commission was in agreement of the need to speak to Council in order to form a common vision. They thanked Mr. Palcher for his attendance and his comments.

Mr. Clark congratulated Mr. Durham on his reappointment to the Planning Commission, and Mr. Briggs on his reappointment to the CRA Housing Council.

Before adjourning, Mr. Clark announced the next meeting of Planning Commission would be April 26, 2016, at 7:30 p.m. in the Council Chambers of the Municipal Building.



Paul Clark, Chair