

PLANNING COMMISSION
Regular Meeting
Tuesday, May 24, 2016

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

ATTENDANCE

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

Absent: Jim Durham. Mr. Durham also will be absent for the regular meetings in June and July.

EXCUSE ABSENT MEMBERS

MOTION: Ms. Korenyi-Both made a motion to excuse Mr. Durham. Mr. Von Handorf seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

Mr. Clark noted Mr. Durham had sent an email to suggest two revisions for the minutes of the Planning Commission meeting of April 26, 2016. He requested that condition #3 of the approval of the Routsong sign variance on page two read, "The granting of these variances is in-lieu-of any wall signage." He corrected the name of his award on page four. No other members suggested changes for the minutes.

MOTIONS: Mr. Von Handorf moved for approval of the minutes of the Planning Commission meeting of April 26, 2016, with the changes suggested by Mr. Durham. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Mr. Briggs made a motion for approval of the minutes of the Planning Commission work session on Tuesday, May 3, 2016, as distributed. Mr. Muzechuk seconded the motion. The motion passed 5-0-1, with Mr. Etson abstaining.

OPENING STATEMENT

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

PUBLIC HEARINGS

Application P-2016-0017: Variances for Hilton Home2 Suites Hotel
5161 Cornerstone North Boulevard

Mr. Rodney presented the staff report for the request by Ajay Patel of Scarlet and Gray Hospitality for two variances in the B-PD zoning district across Wilmington Pike from an R-1c zone. The first variance was to allow a screened dumpster in a front yard along Wilmington Pike. The UDO required dumpsters to be in the side or rear yard. The second variance requested

permission to exceed the maximum height of forty-five feet in a B-PD zoning district to allow eight additional feet for a higher cornice and a brand identification lighted beacon as an architectural feature on the south side of the building over the entry. Using a diagram, Mr. Rodney showed the top of the cornice of the main building was just under 45 feet, the top of the cornice above the main doorway was designed at forty-nine feet and a proposed lighted beacon of frosted glass would top off that area at fifty-three feet. The beacon would be an illuminated square about 4' by 24' on each side.

In the staff analysis, Mr. Rodney stated limited concern about the enclosed dumpster in the front yard behind the mounding and landscaping along Wilmington Pike, since there is no rear yard on the dual frontage lot. Variances had been granted elsewhere in Cornerstone North for businesses with through lots and dual frontages to have dumpsters in the front yard. Placing the dumpster enclosure along Wilmington Pike would be consistent. He recommended approval of the dumpster location with the following conditions:

1. The dumpster enclosure shall be placed along Wilmington Pike in the location noted in the Major Site Plan documents (P-2016-0018) stamped Received May 18, 2016.
2. The dumpster enclosure shall mimic the architecture and materials of the primary building.

For the second variance request, the City Planner stated concern about granting a variance for the prominent beacon feature, in spite of the fact the taller structure added visual interest to the building. He said the parapet was consistent with other elements of the building in design, materials and color. Showing a photo of a typical Hilton brand identification beacon, he noted the material and color of the illuminated beacon were not found elsewhere on the building, making it inconsistent as an architectural design element on the building, in Cornerstone and even in Centerville. Using a strict interpretation, the beacon could be defined as signage drawing attention to the business. Staff saw grounds for use of the taller cornice of similar material, but not for the additional height of a lighted beacon. Mr. Rodney made the recommendation for approval of a variance for an additional 4 feet for the cornice for a total height of 49 feet with the following conditions:

1. The maximum building height shall be 49 feet to the top of the cornice for the entry feature on the south façade as noted in the Major Site Plan documents (P-2016-0018) stamped Received May 18, 2016.
2. No wall signage shall be mounted at a height above 45 feet.

After asking advice from Mr. Liberman, Planning Commission decided to separate the public hearings and the voting for the two variances and to handle the dumpster variance first. When Mr. Clark opened the public hearing for comments related to the dumpster variance, architect Jeff Glavan of the Glavan Group, 266 North 4th Street, Columbus OH, responded in the affirmative when Ms. Korenyi-Both asked if the applicant was agreeable to the conditions staff recommended for the dumpster.

At this point, Mr. Briggs objected to the location of the dumpster because of the impact on and the proximity to the neighbors across Wilmington Pike. The noise of emptying the dumpsters during the night could become a nuisance. He suggested moving the dumpsters away from

Wilmington Pike. Mr. Rodney stated he was not aware that the City had any complaints to date with other businesses. Mr. Glavan said the company would work within the City's noise ordinances.

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

Mr. Briggs reiterated placement on the Wilmington Pike frontage close to the neighbors was the wrong place for the dumpster enclosure.

MOTION: Mr. Briggs made a motion to approve the variance requested in Application P-2016-0017 for a dumpster in the front yard at 5161 Wilmington Pike, subject to the two conditions recommended by staff, as shown above. Ms. Korenyi-Both seconded the motion. The motion passed 4-2, with Mr. Briggs and Mr. Clark voting no.

Planning Commission then considered the variance for height of the Hilton Home2 Suites Hotel's entryway on the south façade in a B-PD zoning district.

Mr. Clark asked for explanation of several items in Mr. Rodney's staff analysis. Because of proximity, Mr. Clark felt the variance would infringe on the rights of the neighbors and diminish property values. The City Planner stated that the vast majority of the building did not exceed the height limit of 45 feet. He did not see that adding 4 feet to the height of the entry section, a relatively small portion of the total, was particularly injurious. Mr. Clark stated the light would be seen for a long distance because the building was already much higher than any nearby structures. Mr. Rodney agreed. It was a reason staff objected to the additional 4 feet for the beacon. Mr. Clark noted the tallest tree behind the hotel was about 43 feet high. He inquired how the extra height could possibly meet the standard. Mr. Rodney said he had no problem with 49 feet at the top of the cornice feature and no beacon. Mr. Clark said it was a special privilege, and Mr. Rodney said all variances were special privileges; others could request a similar privilege. Mr. Liberman reminded Planning Commission that hardship and practical difficulty not created by the applicant were the major tests for any variance.

When Ms. Korenyi-Both asked about the brightness of the beacon, Mr. Rodney stated the applicant had no standard for brightness. The City could ask for a lower intensity, if desired. Mr. Muzechuk asked if the beacon could be placed on the top of a standard height cornice, if it stayed within the 49 feet of height. Mr. Rodney said the wording of the conditions would forbid that.

Discussion of the beacon as a sign followed. Mr. Rodney said he did not outright consider it a sign, because it did not directly convey a commercial message. When Mr. Briggs pointed out that the large red enamel panel at McDonald's on Far Hills had been removed, Mr. Rodney further explained that the red metal panel did not relate to other architectural elements on the building; its sole purpose was to attract attention. Similarly, the frosted beacon was an isolated architectural element. He shared that Planning Commission was at liberty to interpret the beacon feature as a sign and deny the variance for that reason. Signs are not allowed on top of a building or a roof.

Mr. Clark opened the public hearing and Mr. Jeff Glavan, the Glavan Group, shared his perspective. He said the hotel project had dictates from three separate entities—the Hilton brand standards of the hotel chain, the Oberer Master Plan guidelines and the City of Centerville

Unified Development Ordinance. He noted the difficulty of bringing the parties together. He stressed that the beacon was an important iconic element for Hilton who described the beacon as a soft glow light directing guests to the main entrance. The light would help pedestrians, as well as drivers, find the hotel entry. Mr. Glavan suggested ways to lower the light emissions and listed compromises that had already been made with the design of the building. He stressed the importance of brand recognition and relating to millennials. He said Oberer directives said to emphasize entries and use varying heights. He asked for a blend of ideas and for compromise.

Mr. Briggs rebutted Mr. Glavan's points and reiterated the beacon could be considered a sign.

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

In the discussion among Planning Commisison, Mr. Briggs said the hotel was intrusive to the residences on Wilmington Pike by its very presence. By its prominent location, the hotel would be the initial structure of Cornerstone North seen by southbound motorists. He stated the beacon was unnecessary. Mr. Muzechuk felt directional signage would make the entrance self-evident; the only benefit of the beacon was Hilton brand recognition. Mr. Von Handorf agreed with Mr. Rodney that the additional height over the entry for the cornice was acceptable. For the neighbors, that amount of additional height on the south side of the building was no more intrusive than the 45 feet directly across Wilmington Pike.

MOTION: Mr. Briggs made a motion to approve a variance for additional height to 49 feet for the entry cornice for the Hilton Home2 Suites Hotel, subject to the two conditions recommended by staff, as shown above. Mr. Von Handorf seconded the motion. A roll call vote showed the motion passing 6-0.

Unifed Development Ordinance Annual Updates

MOTION: Mr. Briggs made a motion to remove the Unified Development Ordinance updates from the table. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Mr. Rodney noted the changes he had made following the work session on May 3, 2016 where annual cleanup measures had been discussed in detail. Planning Commission had suggested he divide the revisions into smaller segments, so he had split the items into four parts that included the changes Planning Commission recommended. The four ordinances covered the following:

1. Administration and Definitions
2. Development Reviews and Procedures
3. Development Standards
4. Signs and Related Definitions

For Section 11.02 of the Regulations for Administration and Definitions, Mr. Muzechuk pointed out the definition of "compatible" might better reflect the consensus of the group if it included "capable of living or existing in harmony with."

Mr Clark opened the public hearing and, seeing no speakers, he closed it. The Planning Commission decided to have one vote to include all four ordinances.

MOTION: Mr. Briggs made a motion to recommend to City Council the approval of the four ordinances with the annual text amendments, subject to the one change recommended by Mr. Muzechuk. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

OLD BUSINESS

Application P-2016-0020: Zoning Verification for Shed at Domino's in a Commercial District

MOTION: Ms. Korenyi-Both made a motion to remove the application from the table for consideration. Mr. Briggs seconded the motion. The motion passed 6-0.

Mr. Rodney stated he had made contact with the applicant concerning the issues raised by the Planning Commission at the previous meeting. Mr. Rodney also reported that an application had come to the Planning Department from a separate party to install a walk-in cooler at the rear of the building. He had asked about the possibility of adding space to the building rather than constructing a shed, but had gotten no response. Mr. Rodney felt a coordinated plan for one addition for the needed space would be appropriate and recommended tabling the application to the June meeting.

MOTION: Mr. Briggs made a motion to return Application P-2016-0020 to the table until the Planning Commission meeting on June 28, 2016. Mr. Von Handorf seconded the motion. The motion passed 6-0.

NEW BUSINESS

Application P-2015-0050: Minor Site Plan for an Attached Garage
Kee Hee Lee Butterworth, 7300 Far Hills Avenue

Mr. Yandrick gave the staff report for the application submitted by Ms. Kee Hee Lee Butterworth of Wind Fine Art Gallery for an enclosed attached garage to protect artwork from the weather during pickup and delivery. He used maps and photos to describe the current conditions of the property in the O-S, Office-Service, zoning district and to show the location of the proposed addition of a 338 sq. ft. structure with brick veneer, an overhead door and 2 service doors. Mr. Yandrick stated the proposed design complied with the Unified Development Ordinance and would have little impact on the neighbors. Staff recommended approval of the application, without conditions.

Mr. Rodney noted the substantial improvement of the plan for a structure from the initial submission of a request for a large metal awning.

Mr. Clark opened the public comment. Seeing no speakers, he closed it.

MOTION: Mr. Von Handorf made a motion to approve Application P-2015-0050, a Minor Site Plan for an attached garage. Mr. Briggs seconded the motion. The motion passed 6-0.

Application P-2016-0018: Major Site Plan Hilton Home2 Suites Hotel
5161 Cornerstone N. Boulevard, Applicant: Ajay Patel

Mr. Rodney gave the staff report for Application P-2016-0018, the Major Site Plan submitted by Ajay Patel for Scarlet and Gray Hospitality, for a proposed 97 room extended stay hotel at 5161 Cornerstone North Boulevard in Phase III of Cornerstone North. The vacant site faced R-1c residences across Wilmington Pike to the west. Mr. Rodney described the shared access, traffic circulation, mounding, setbacks, minimal required grading, stormwater management, pedestrian connectivity, landscaping, ornamental outlot lighting, materials and modern architecture before showing colorized versions of the facades. Mr. Rodney stated he felt the applicant could meet any Standards of Approval not fully met at this time. He recommended approval of the application with the following conditions:

1. Parking lot light temperature shall be 4000K Degrees Kelvin.
2. The proposed accessory structure shall be located within the dumpster enclosure.
3. The architecture and style of the accessory structure shall be approved by the City Planner.
4. The final location of the pedestrian connection to the Tree Preservation Area shall be approved by the City Planner.
5. All bufferyard landscaping shall be located within the requisite bufferyard. Plantings along the building base may not be counted toward the bufferyard planting requirement.
6. The porte cochere supports shall be wrapped in a material and style consistent with the primary building.

When Mr. Briggs asked if it was practical to require a higher mound along Wilmington Pike, Mr. Rodney stated the height of the mound had been approved with the Final Development Plan; the project was designed and the bids already taken because mounding was part of the public improvements for the next phase of Wilmington Pike Improvements. He felt it was too late to require a change.

Mr. Etson asked about the proximity of the tree preservation area. Mr. Rodney stated it was very close on the northeast corner of the building and 10-20 feet on the northwest corner. The building met the setback standard set by the Final Development Plan.

When Mr. Clark opened the public hearing and asked about the mechanicals on the roof, Mr. Glavan of the Glavan Group of Columbus responded that they would be near the center of the structure as much as possible and not easily seen.

Ms. Korenyi-Both said the Planning Commission was disappointed in the quality of the product and encouraged the architects to keep working on high quality details, especially for the north and east facades to create true four-sided architecture.

Mr. Clark verified that the applicant was comfortable with the six conditions, before pointing out page 3 of Hilton booklet stated there was flexibility to customize to local standards. Mr. Glavan

pointed out changes to the building at the request of staff and Oberer, before Mr. Van Handorf stated that Planning Commission appreciated what had been done, but wanted more detail for the ends and rear of the building.

Mr. Clark asked about the frontage road, signage and building orientation. He protested the concept was not what was presented in an earlier work session with Mr. Patel. The building was now four stories instead of three. It was an extended stay hotel instead of a short-term facility. The location and orientation of the hotel had changed several times. Planning Commission was responsible for a high-quality development.

Mr. Clark closed the public hearing.

Mr. Rodney explained that City Council decided to allow the hotel on Wilmington Pike with the Final Development Plan. The orientation with a narrow side to Wilmington Pike was seen as less intrusive to the neighbors.

Mr. Etson said he would like to see as much as possible done to soften the façade for the neighbors on the west and improve the image to the east toward the village. Mr. Glavan said he was open to working with staff for additional articulation of details.

MOTION: When Mr. Clark questioned whether the group wanted to table the application or take a vote, Mr. Briggs made a motion to approve the Major Site Plan, subject to the six conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed 4-2 with Mr. Briggs and Mr. Clark voting no.

Application P-2016-0021: Major Site Plan for a Building for RSLINK, LLC.
1740 and 1750 Thomas Paine Parkway

Mr. Rodney presented the staff report for the application by Chris Hinkel on behalf of Dryden Builders for a 22,500 sq ft. multi-tenant building for RSLINK, LLC, in the I-1, Light Industrial, zoning district on vacant land bounded on three sides by existing structures. To the north and east were condos (zoned R-PD) screened by mounding, while to the west was the Dryden Builders contracting business. He noted as much screening as possible would remain along the north property line. The mounding on the east would be supplemented where practical along the R-PD zoning to meet the standard for mounding adjoining the residential area. Ornamental landscaping would be installed, and mature trees would be retained as much as possible. Immediately beyond the mounding on the north and east were garages for the condo units, only three units were close to the subject property.

Mr. Rodney described the building, pointing out the entries and offices for the six units would be on the east side with warehouse space and delivery access to the west. He went over traffic circulation, landscaping, lighting, grading, stormwater management, architecture and other details. Sidewalk would be provided along Thomas Paine Parkway. Wall-mounted lighting packs with full cut-off shields would be permitted. With the Standards of Approval capable of being met, Staff recommended approval of the application, subject to the following two (2) conditions:

1. 29 shrubs shall be planted within the required bufferyard along Thomas Paine Parkway.
2. Existing vegetation along the north property line shall be permitted to serve as required

screening. Any dead, damaged, or removed plant material shall be replaced immediately to maintain the required screening effect.

Mr. Clark asked about the placement of the shrubs, before Ms. Korenyi-Both asked about the location and screening of mechanicals and Mr. Rodney responded that a small parapet screened the rooftop mechanical to the east and the proximity of the building to the property line should screen the mechanicals.. He felt adding enough height to screen the mechanicals from the top of the mounding on the lot boundaries was unnecessary and would interfere with the building architecture.

When Mr. Clark opened the public comment, Mr. Chris Hinkel of Dryden Builders, Inc., the contractor for the project, noted the high quality of the brick building and landscaping in comparison to the neighboring (block wall) businesses. He stated concern for the amount of landscaping required and asked if Dryden Builders could trade off some of the landscaping required along the street to areas closer to the building.

Discussion with the applicant followed. Mr. Clark asked about the parapet and the view of the mechanicals. Mr. Hinkel said he did not see the value of adding height to the parapet that would change the proportions of the windows to the walls and require taller windows on both the south and north. He felt it would be uncommon for anyone to view the building from the top of the mounding. Mr. Briggs asked about the hours of operation, noise for the neighbors and security.

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

Mr. Etson suggested adapting Condition #1 to allow the City Planner to work with the applicant on the placement of the landscaping.

MOTION: Ms. Korenyi-Both made a motion to approve Application P-2016-0021, the Major Site Plan for RSLINK, LLC, on Thomas Paine Parkway, subject to the conditions recommended by the Planning Department, as shown above, with the amendment of Condition #1 to reflect that the placement of the landscaping between Thomas Paine and the building would be subject to the approval of the City Planner. Mr. Muzechuk seconded the motion. The motion passed 6-0.

Application P-2016-0022: Major Site Plan for Mike's Carwash, 6250 Far Hills Avenue
Applicant: Greg Ries

Mr. Yandrick gave the Staff report using the zoning map and an aerial view to locate the proposed carwash in a B-2 zoning district. Sharing photos, he discussed existing conditions at the site. He pointed out easements for the utilities traversing the northern portion of the lot. He noted additional easements would be required for two large 43" by 68" stormwater pipes crossing the property and for the public sidewalk facing Far Hills Avenue. The presence of so many utilities made the northern third of the property unsuitable for structures and complicated orientation of the carwash on the site.

Mr. Yandrick discussed traffic circulation, ingress and egress, stormwater management, pedestrian circulation, parking spaces. He noted the applicant agreed to provide an egress only on the northwest corner of the site for exit to the Far Hills access road from the parking area used by employees and customers. He described the plan for demolition of the existing building and architecture of the proposed automatic carwash. Use of aluminum panels for limited areas would

require approval by the Planning Commission; staff wished to restrict the number of aluminum panels to be installed and had asked for an alternative material to be used in certain areas on the north and south facades. As submitted, the amount and brightness of illumination included in the lighting plan exceeded the maximum non-residential lighting standards and would require approval of a variance. Because some work must be done to comply fully with the UDO, staff recommended approval of P-2016-0022, subject to the following nine conditions.

1. A landscape estimate and bond (performance or cash) valid for one (1) year shall be submitted for all proposed on-site landscaping prior to the issuance of a Certificate of Zoning Compliance if planting is not to occur prior to opening.
2. Separate construction documents, an estimate, and bond (performance or cash) valid for one (1) year for all proposed work within the public right-of-way – including street trees, driveways, and stormwater infrastructure – shall be approved by the City Engineer prior to the issuance of a Certificate of Zoning Compliance. This includes any proposed work in Fireside Drive for left turn access.
3. Final design of the proposed catch basin and stormwater infrastructure – including stormwater calculations and overland flow routing – shall be approved by the City Engineer prior to the issuance of a Certificate of Zoning Compliance.
4. A lighting plan must be approved by City Planner prior to the issuance of a Certificate of Zoning Compliance. This shall be achieved by either an approval of a Variance by Planning Commission or meeting the requirements of UDO Article 9.27, Non-Residential Lighting Standards.
5. Easements for stormwater pipes traversing the northern half of the property as well as for the public sidewalk along the Far Hills frontage of the property shall be provided prior to the issuance of a Certificate of Zoning Compliance.
6. An egress-only exit lane shall be provided to allow vehicles to exit onto the northbound Far Hills Avenue Access Road, and shall be approved by the City Engineer prior to the issuance of a Certificate of Zoning Compliance.
7. Planning Commission hereby explicitly approves the use of aluminum panels as required by UDO Article 9.53(C)(2)(c)(iii).
8. The architectural feature in the center of both the north and south elevations shall be made with an alternative material(s) to be approved by the City Planner.
9. 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.

Questions from Planning Commission followed. Mr. Clark asked whether the trees along Far Hills Avenue were existing or proposed. Mr. Briggs asked about the hours of operation and noted the current congestion at the common entry with McDonalds. Mr. Rodney stated directional signage would be added at the shared access. Mr. Clark questioned the extensive use

of the metal panels on the tall corners. Mr. Rodney explained what staff had discussed with the applicant.

When Mr. Clark invited the applicant to speak, Mr. Greg Ries, 100 North East Drive, Logan, Ohio, stated Mike's Carwash was excited to be coming to Centerville. He passed a handout stating Mike's Carwash is known for its involvement in the communities it serves. When Mr. Clark asked Mr. Ries about objections to any of the conditions, Mr. Ries said the company was already working on alternatives to the metal panels. In answer to Mr. Briggs question about hours of operation, the carwash would be open until 10 p.m.

Mr. Rodney and Mr. Ries pointed out the motors for the vacuums were located underground and would be less likely to be a noise nuisance for the neighbors. Also, closing doors during the wash cycle lessened noise levels.

Mr. Clark closed the public comment, and Mr. Rodney noted that the orientation of the building was limited because of the location of the underground utilities.

MOTION: Mr. Briggs made a motion to approve Application P-2016-0022, the Major Site Plan for Mike's Carwash, subject to the nine conditions recommended by staff. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Rodney announced that Mayor Compton had asked Mr. Durham and Ms. Korenyi-Both to serve as part of the study group for Centerville Place, before listing a number of potential upcoming cases for the Planning Commission. These included an amendment to the Development Plan and a Major Site Plan for a parking lot for Bethany Lutheran Village, a rezoning and replat for property along Yankee Street for Graceworks, signage for the Hilton Home2 Suites Hotel, and Phase IV items for Cornerstone North.

Mr. Clark congratulated Mr. Von Handorf on 5 years of volunteer service to the City of Centerville, and Mr. Briggs brought up the ambitious plan for the Woodbourne Library site described in the newspaper.

Before adjourning, Mr. Clark announced the next meeting of Planning Commission would be June 28, 2016, at 7:30 p.m. in the Council Chambers of the Municipal Building.

Paul Clark, Chair

An email with the comments sent by Mr. Durham to all members prior to the meeting is attached to these minutes.