

**March 4, 2024**  
**7:00 P.M.**

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
  - A. Application for a Modification of a Conditional Use and Final Development Plan Approval regarding a Façade Change for Camargo Cadillac (Tabled).
5. New Business
  - A. Comprehensive Plan Status Update
6. Staff Report
7. Approval of Minutes: February 19<sup>h</sup>, 2024
8. Adjournment

Planning Commission

Application for a Modification of a Conditional Use and Final Development Plan Approval regarding a Façade Change for Camargo Cadillac (**Tabled**)

9880 Montgomery Rd

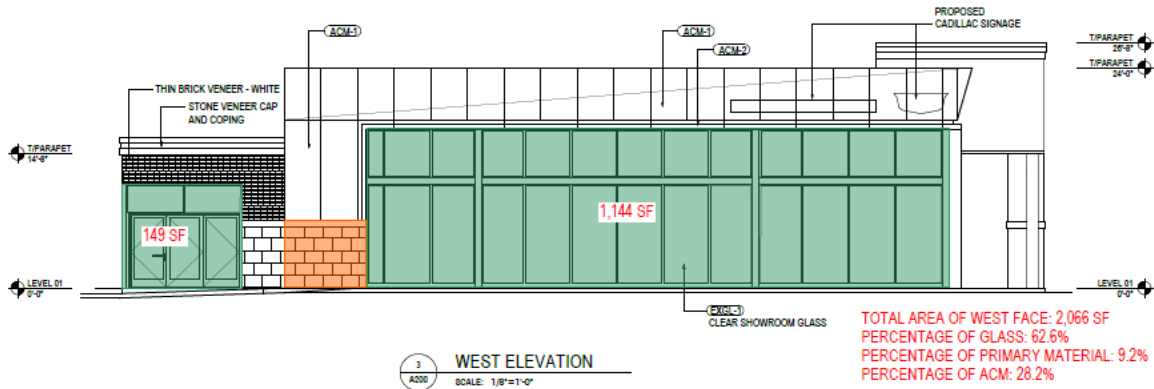
March 4, 2024

**UPDATE:**

The applicant has provided an updated elevation drawing proposal for Planning Commission review and discussion. The new elevations show an additional stone base material added to the front façade as well as material percentage areas and calculations. The last Planning Commission discussion centered on the possibility of matching the stone/brick height of the front façade with the approximate height of the porte-cochère mix of brick and stone materials (generally in green below) as well as on the south side near the entrance. The application does not reflect that as an option but does show a stone based added at a lower scale without the additional brick.



As required by the building materials standards, the applicant has also listed the percentage of primary materials, glass and ACM. Specifically on the front façade, ACM is 28.2% of the area. It should be noted as was previously discussed that ACM is not listed as an accent material but, the Commission has permitted metal paneling on previous buildings (i.e. Fifth Third & First Financial) on a limited basis.



### Building Materials

The character of the Corridor is enhanced by the use of quality building materials that reflect the purpose of these guidelines. The following guidelines apply to the exterior of all buildings in the Corridor.

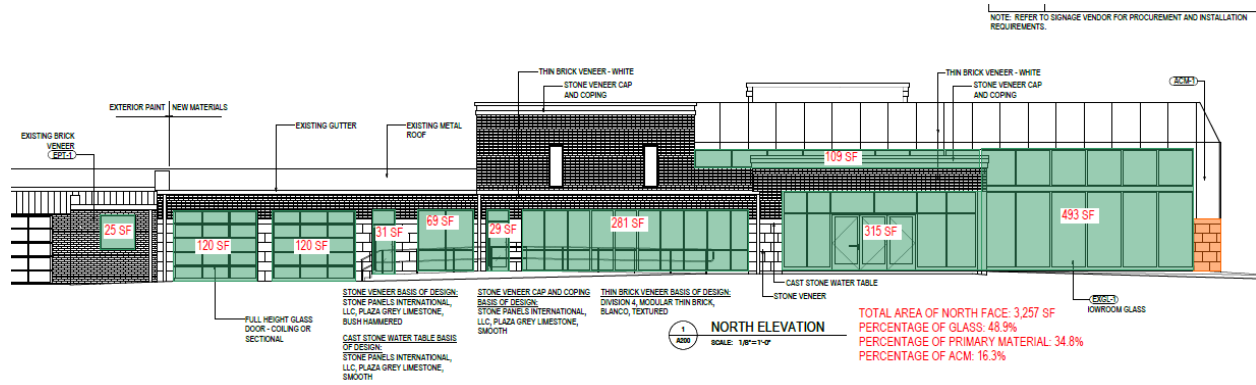
#### 1. Permitted Materials

a. Primary Materials- Buildings in the Corridor should have a primary exterior covering of brick, stone, natural wood clapboard, wood board and batten, wood shingles or modern manufactured materials that create the appearance of the materials listed above.

b. Accent Materials- Buildings in the corridor may incorporate any of the above permitted primary materials as an accent. The following additional materials may be used on a building in the corridor as an accent that comprises no more than 25% of the buildings exterior wall surface; efface, decorative concert masonry units, and cementitious fiber board.

c. Other materials that are not listed as prohibited may be approved by the review board on a case by case basis as a primary or accent building material.

Midday Friday, the applicant has also provided information regarding the percentages of materials for the remainder of the building but, staff would request clarification if the area is inclusive of the entire side or only to essentially the auto repair bays. Further conversation regarding the use on ACM on the northern roof area versus other materials such as brick may be warranted in light of the design guidelines.



The applicant has indicated that they will update the Planning Commission on their discussion with Cadillac officials as well as the rationale for the changes proposed.

For reference purposes regarding materials and design standards, I have included the original report on the following pages.

Planning Commission

Application for a Modification of a Conditional Use and Final Development Plan Approval regarding a Façade Change for Camargo Cadillac

9880 Montgomery Rd

February 19, 2024

Applicant: Elevar Design Group, LLC  
555 Carr Street  
Cincinnati, Ohio 45203

Property Owner: Camargo Cadillac Company  
250 E Fifth Street Suite 285  
Cincinnati, Ohio 45202

Vicinity Map:



Nature of request:

The owner, Camargo Cadillac Company, is requesting a Modification of a Conditional Use and Final Development Plan approval for a new façade on the structure located at

9880 Montgomery Road. The new façade is intended to modernize the building to meet the current Cadillac branding standards. No additional building expansion will occur; however, the interior of the building will be expanded by 594 square feet due to the proposed enclosure of a porte-cochère.

#### Zoning:

The property is zoned 'GB' – General Business and is used for Camargo Cadillac. Auto dealerships are a conditional use in the 'GB' District. The exterior façade change to the principal building requires a modification of the existing conditional use permit for the property. The property to the north is zoned 'LB' Limited Business and used for Fifth Third Bank and The Marketplace of Montgomery. The property to the east is located in the Village of Indian Hill and zoned for large lot residential. The property to the south is zoned 'D-2' – Multi-Family and 'GB' – General Business District. The portion of the property that is zoned 'D-2' is used for the main campus of Twin Lakes. The property to the west across Montgomery Road is zoned 'GB' and used for Montgomery Square Shopping Center.

#### Findings:

*Setbacks:* The proposed façade changes will not impact the setback requirements.

*Building Materials:* While the building materials are not fully in compliance with the Montgomery Road Corridor Design Guidelines, the architect has worked with Staff to improve the material types regarding the usage of brick and stone which brings the facade closer into conformance with the Corridor Design Guidelines:

#### **Montgomery Road Corridor Design Guidelines**

- The Corridor Design Guidelines state that the building design is one of the strongest features in creating an image for the Corridor and the City. A façade that is a flat plane with no visual breaks, no architectural details uses, and a flat roof is not acceptable and horizontally long buildings should be visually broken up by recesses, setback variations, architectural detailing various roof heights and application of building materials.
- Additionally, building facades are to have a clearly defined base, roof edge with a distinct base, middle, and top at a scale that relates to the individual

human. The façades should incorporate a variety of architectural design features, techniques, patterns, materials, and colors in a coordinated manner that relates to the overall design.

- While the sides of the proposed structure appear to meet the intent of the guidelines, the front façade with flat ACM panels does not provide variation or material changes.



Facade is broken up horizontally by the placement of windows and doors and the projection of the central entrance. The use of different rooflines, cornice mouldings, scoring of the exterior material and awnings break up the vertical bulk of the building relating it to the pedestrian with smaller human scale elements.

*The acceptable examples use architectural details, setbacks, windows and various roof heights to break up the mass of the structure.*

**Figure 6: Building Bulk**  
Not Acceptable



Facade is a flat plain with no visual breaks, no architectural details used, and a flat roof. Building appears to be horizontally long and does not incorporate human scale elements.

## Building Materials

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### 1. Permitted Materials

a. Primary Materials- Buildings in the Corridor should have a primary exterior covering of brick, stone, natural wood clapboard, wood board and batten, wood shingles or modern manufactured materials that create the appearance of the materials listed above.

b. Accent Materials- Buildings in the corridor may incorporate any of the above permitted primary materials as an accent. The following additional

materials may be used on a building in the corridor as an accent that comprises no more than 25% of the buildings exterior wall surface; efface, decorative concert masonry units, and cementious fiber board.

c. Other materials that are not listed as prohibited may be approved by the review board on a case by case basis as a primary or accent building material.

*Building:* The interior of the building will be expanded by 594 square feet due to the proposed enclosure of porte-cochère. However, no exterior building expansion will occur.

*Parking:* The interior expansion would require two additional parking spaces to be added. The applicant has indicated that the can comply with code requirements to add the two additional parking spaces.

*Circulation:* The proposed façade changes will not affect the circulation of the site.

*Lighting:* The application does not indicate any additional lighting.

*Landscaping:* The applicant is proposing that no changes be made to the landscaping as part of this application.

*Stormwater:* This project will not increase the amount of impervious surface area and the City Engineer has indicated no additional requirements or concerns.

*Utilities:* No changes in utility service are proposed

*Signage:* New wall signage will be submitted for separate approval. The current location of the proposed wall signage is not permissible as it is located above the window height and must be located equal or below the top of the window. There is an existing non-conforming freestanding pole sign that will remain with a future permissible face change.

#### CONDITIONAL USE SPECIFIC CONDITIONS:

Chapter 151.2007(r) lists the specific conditions for places of public safety facilities. Those conditions are listed below with a description of how the applicant is or proposes to address the condition.

1. *Vehicle parking areas, equipment storage areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile traffic on and adjacent to the site.*



No changes are being proposed to the parking and/or maneuvering or access ways.

2. *Display of vehicles for sale shall be located on a paved surface and shall comply with the parking setbacks according to the regulations in Section 151.1207.*

No changes are being proposed to the vehicle display areas.

3. *No junk or inoperative vehicle shall be permitted to remain outdoors on the property for a period exceeding 72 hours.*

No junk or inoperative vehicles will remain outdoors for a period exceeding 72 hours.

4. *Lighting for all areas used for the outdoor display of automobiles shall be in accordance with a plan consistent with the lighting regulations set forth in § 151.3213(c) and approved by the Planning Commission.*

No changes are being made to the lighting of the outdoor display areas.

Chapter 151.2002 lists 12 general standards that are applicable to all conditional uses. Staff has reviewed these 12 conditions and found that the site and the proposed expansion of the body shop meets all the conditions.

### **Staff Comments**

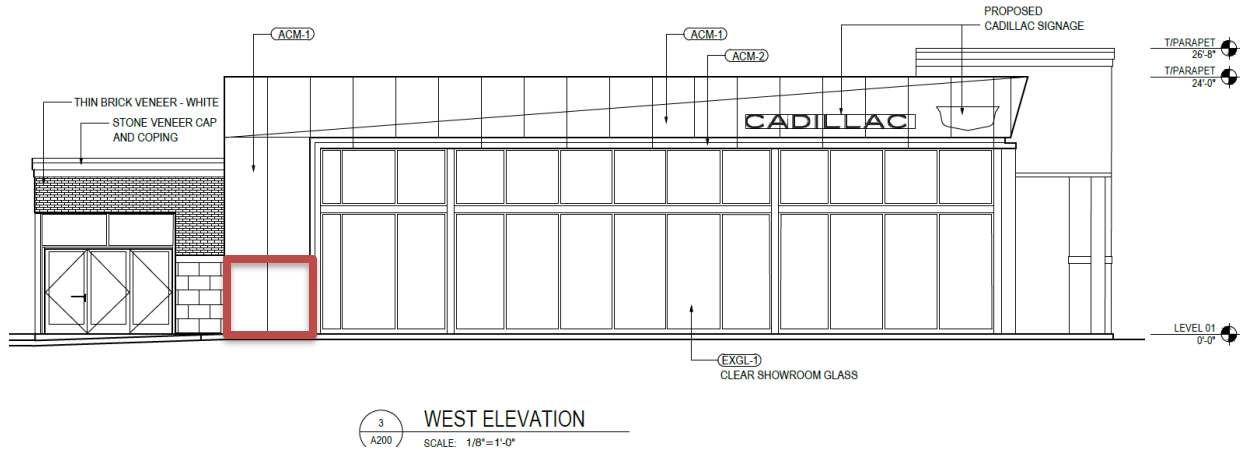
The applicant worked with Staff proposing multiple iterations of a façade to meet the Design Guidelines more closely while also working to adhere to the new national brand desired architecture for Cadillac. They have incorporated stone and brick on much of the façade, however the full-length metal ACM panels along the Montgomery Road frontage are not meeting the base, body and variation of materials regulations. The use of the full ACM proposed panels on the frontage will need further review by the Planning Commission.

The City Engineer, Public Works, Police and Fire Departments had no comment regarding the proposed façade change as it does not impact stormwater, access, or safety issues.

To date, no public comments have been received regarding the application.

Should the Planning Commission recommend approval to City Council for the Modification of a Conditional Use and Final Development Plan, Staff would recommend the following conditions:

1. Discussion regarding adding a stone base on the western side (and wrapped around to the north) of the structure fronting Montgomery Road indicated below in the **red area**.



2. An updated site plan indicating compliance with the required two additional parking spaces.
3. The Final Development Plan be approved contingent on City Council's approval of the Expansion of Conditional Use.

# **Camargo Cadillac**

## **Exterior Renderings**

February 27, 2024



White ACM

Textured White  
Thin Brick

Smooth Stone





Textured White  
Thin Brick

White ACM

Smooth Stone





White ACM

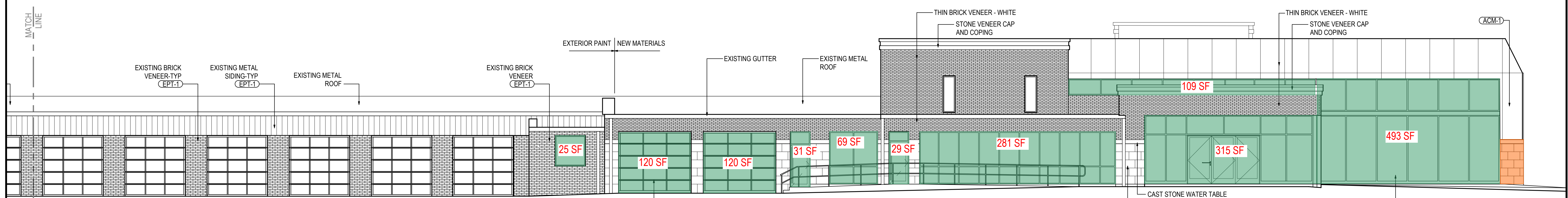
Textured White  
Thin Brick

Smooth Stone



EXTERIOR FINISH SCHEDULE	
FINISH CODE	COLOR & MATERIAL SPECIFICATIONS
ACM-1	ALPOLIC COLOR: CPW WHITE 3MMACPW8
ACM-2	ALPOLIC COLOR: MICA MNC 4MM 4MNC8
EPT1	TO MATCH ALPOLIC COLOR: MICA MNC 4MM 4MNC8
EXGL1	EXISTING CURTAIN WALL SYSTEM

NOTE: REFER TO SIGNAGE VENDOR FOR PROCUREMENT AND INSTALLATION REQUIREMENTS.



**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

STONE VENEER BASIS OF DESIGN:  
STONE PANELS INTERNATIONAL,  
LLC, PLAZA GREY LIMESTONE,  
BUSH HAMMERED

STONE VENEER CAP AND COPING  
BASIS OF DESIGN:  
STONE PANELS INTERNATIONAL,  
LLC, PLAZA GREY LIMESTONE,  
SMOOTH

THIN BRICK VENEER BASIS OF DESIGN:  
DIVISION 4, MODULAR THIN BRICK,  
BLANCO, TEXTURED

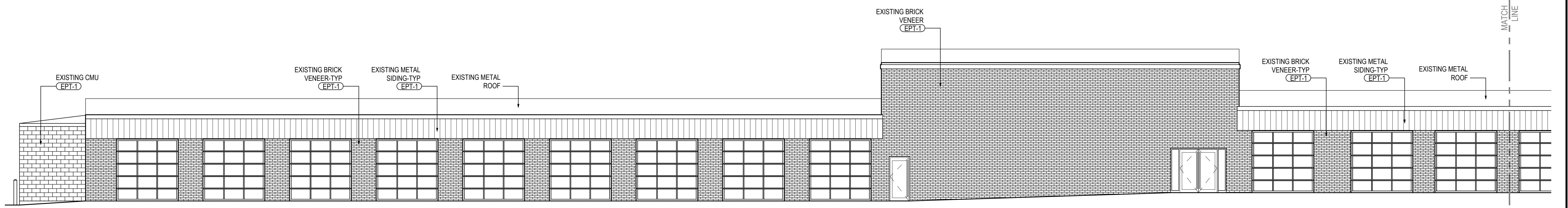
CAST STONE WATER TABLE BASIS  
OF DESIGN:  
STONE PANELS INTERNATIONAL,  
LLC, PLAZA GREY LIMESTONE,  
SMOOTH

FULL HEIGHT GLASS  
DOOR - COILING OR  
SECTIONAL

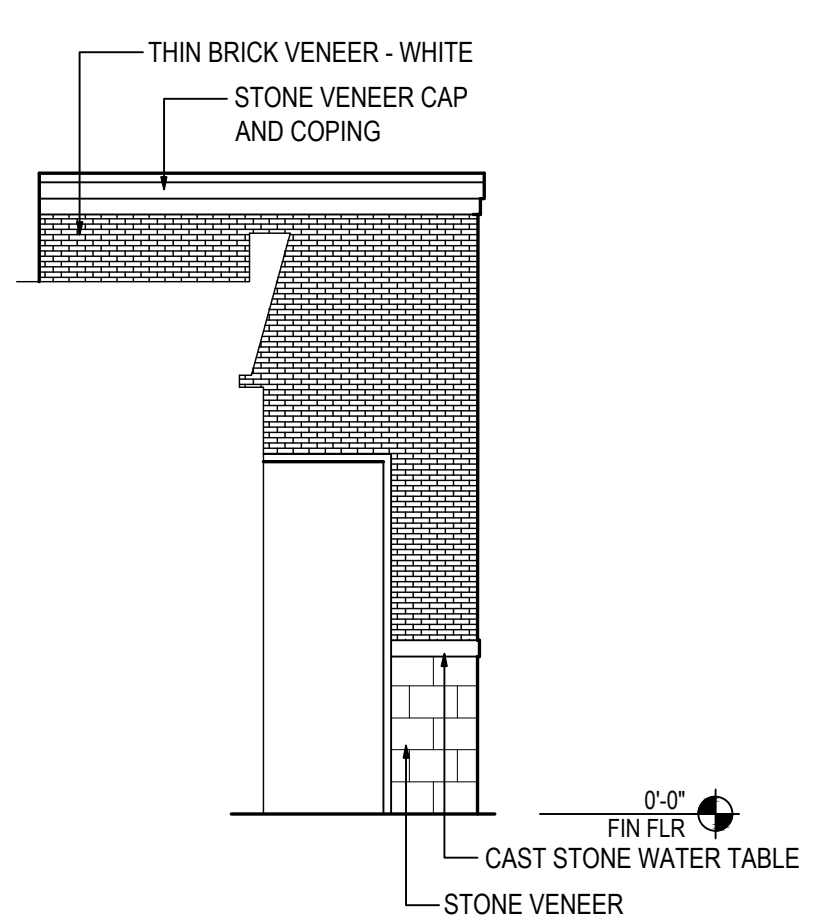
CAST STONE WATER TABLE  
STONE VENEER

EXCL-1  
LOWROOM GLASS

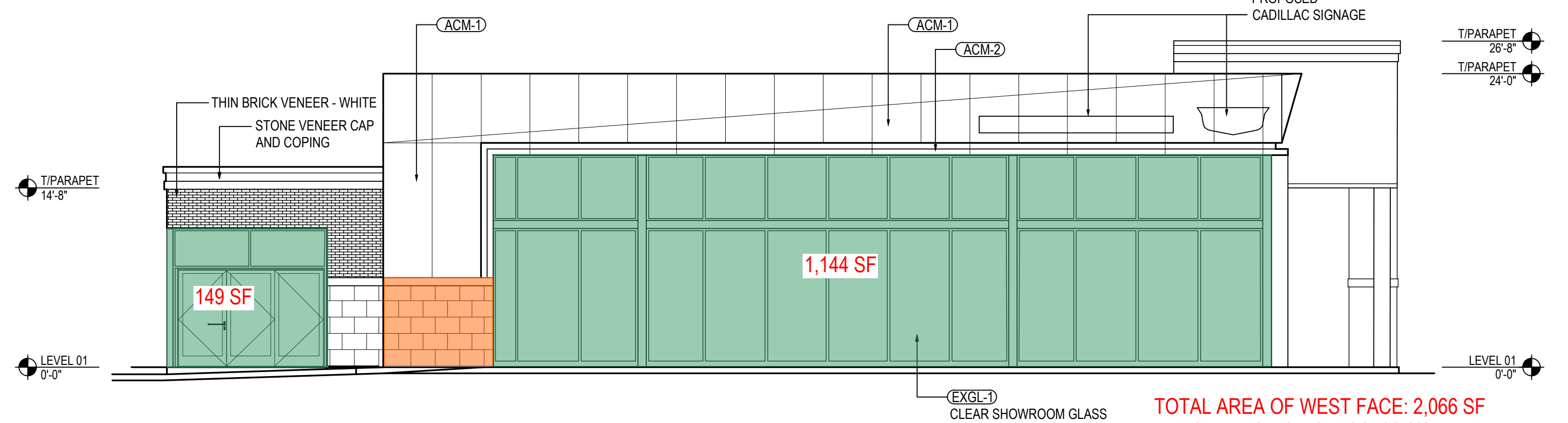
**TOTAL AREA OF NORTH FACE: 3,257 SF**  
**PERCENTAGE OF GLASS: 48.9%**  
**PERCENTAGE OF PRIMARY MATERIAL: 34.8%**  
**PERCENTAGE OF ACM: 16.3%**



**2 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**TOTAL AREA OF WEST FACE: 2,066 SF**  
**PERCENTAGE OF GLASS: 62.6%**  
**PERCENTAGE OF PRIMARY MATERIAL: 9.2%**  
**PERCENTAGE OF ACM: 28.2%**



ISSUED	DATE
DESIGN PACKAGE 1	08 / 04 / 2023
DESIGN PACKAGE 1 RESPONSE	09 / 01 / 2023
DESIGN PACKAGE 2	12 / 06 / 2023
PLANNING COMMISSION	1 / 29 / 2024
PLANNING COMMISSION	2 / 27 / 2024

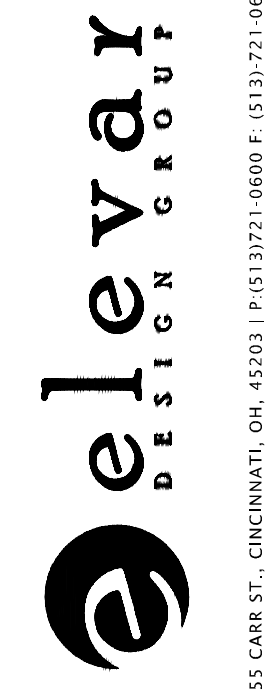
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SCALE	COMM. NO.
DRAWN BY	E-12010.00
DATE	

SHEET #  
**A201**

EXTERIOR FINISH SCHEDULE	
FINISH CODE	COLOR & MATERIAL SPECIFICATIONS
ACM-1	ALPOLIC COLOR: CPW WHITE 3MM MCPW6
ACM-2	ALPOLIC COLOR: MICA MNC 4MM 4MNC8
EPT1	TO MATCH ALPOLIC COLOR: MICA MNC 4MM 4MNC8
EXGL1	EXISTING CURTAIN WALL SYSTEM

NOTE: REFER TO SIGNAGE VENDOR FOR PROCUREMENT AND INSTALLATION REQUIREMENTS.



**CAMARGO CADILLAC**  
9880 Montgomery Road, Montgomery, OH 45242

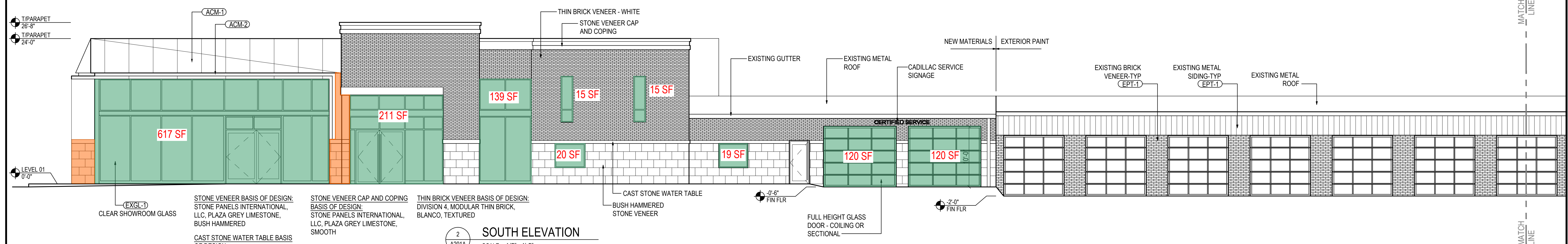
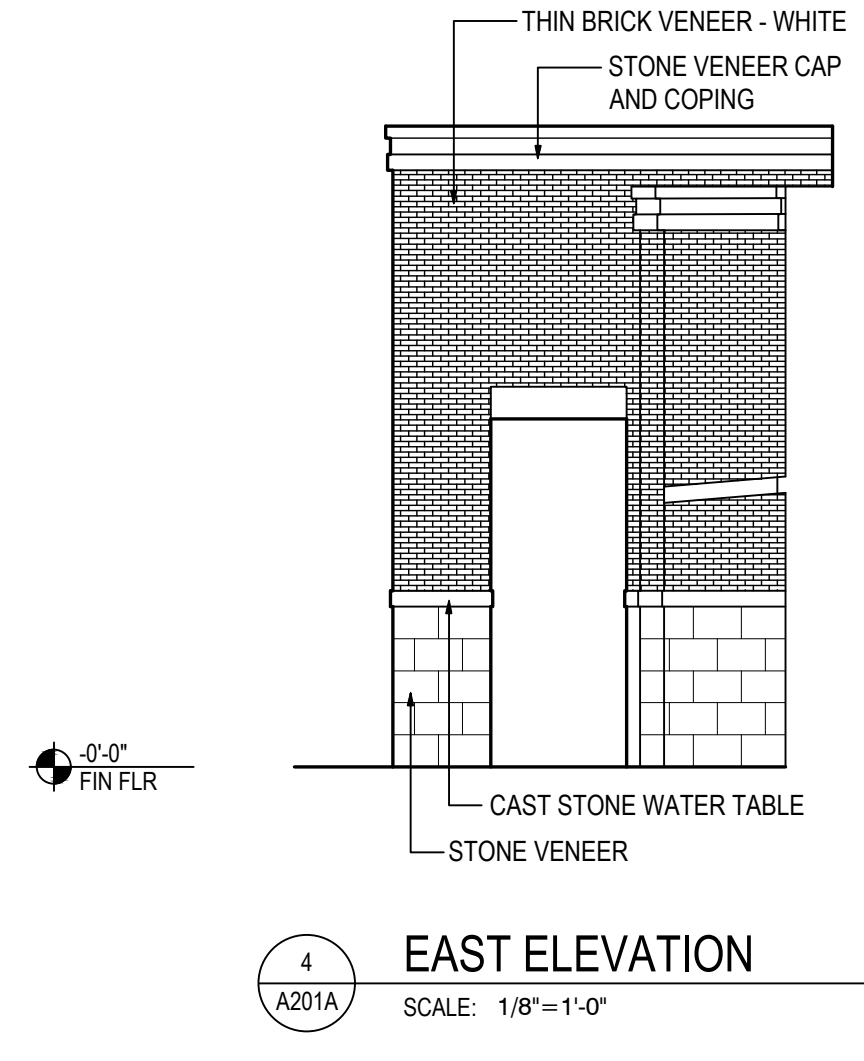
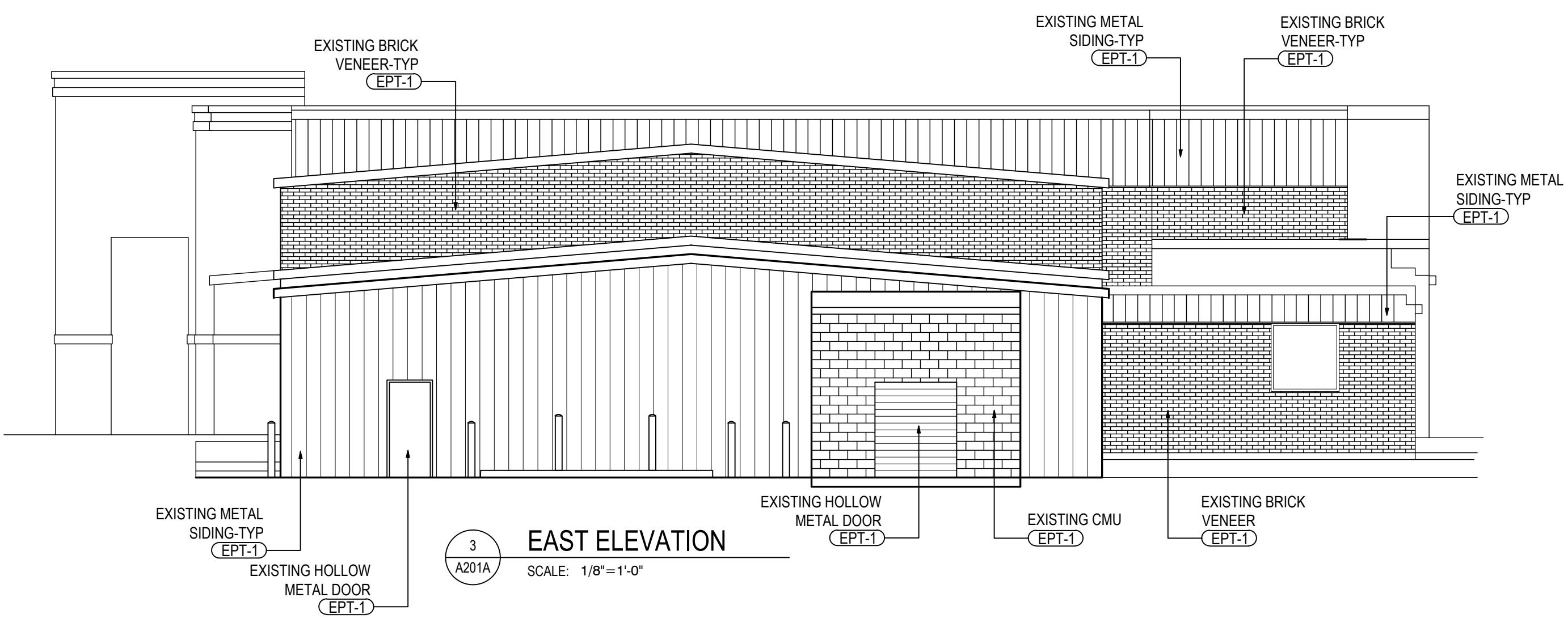
Retailer code OH



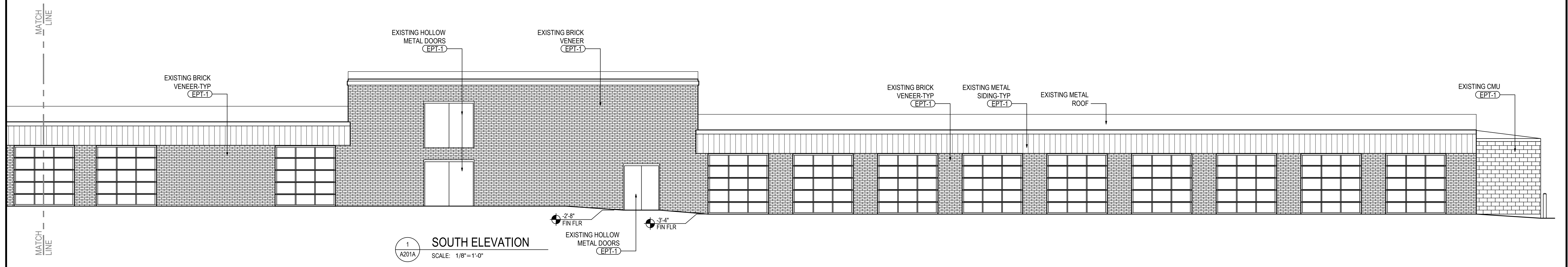
Emilio Thomas Fernandez  
License #9009336  
Expiration Date: 12/31/2025

ISSUED	DATE
DESIGN PACKAGE 1	08 / 04 / 2023
DESIGN PACKAGE 1 RESPONSE	09 / 01 / 2023
DESIGN PACKAGE 2	12 / 06 / 2023
PLANNING COMMISSION	1 / 29 / 2024
PLANNING COMMISSION	2 / 27 / 2024

SHEET TITLE EXTERIOR ELEVATIONS	
SCALE	COMM. NO.
DRAWN BY	E-12010.00
DATE	
SHEET # <b>A201A</b>	



TOTAL AREA OF SOUTH FACE: 2,989 SF  
PERCENTAGE OF GLASS / OVERHEAD DOORS: 42.7%  
PERCENTAGE OF PRIMARY MATERIAL: 47.1%  
AREA OF ACM: 10.2%





*These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.*

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6

**CITY OF MONTGOMERY  
PLANNING COMMISSION ANNUAL MEETING**  
CITY HALL · 10101 MONTGOMERY ROAD · MONTGOMERY, OH 45242

**February 14, 2024**

<u>PRESENT</u>		
<u>GUESTS &amp; RESIDENTS</u>		<u>STAFF</u>
<b>Kevin Bleichner, RA Elevar Design Group, LLC 555 Carr Street Cincinnati, Ohio 45203</b>		<b>Kevin Chesar Community Development Director</b>
		<b>Karen Bouldin, Secretary</b>
<b>Sam Cooper 9301 Montgomery Road Montgomery, Ohio 45242</b>		<u>ALL COMMISSION MEMBERS PRESENT</u>
		<b>Dennis Hirotsu, Chairman</b>
		<b>Barbara Steinebrey, Vice Chairman</b>
		<b>Vince Dong</b>
		<b>Peter Fossett</b>
		<b>Andy Juengling</b>
		<b>Alex Schneider</b>
		<u>MEMBERS NOT PRESENT</u>
		<b>Pat Stull</b>

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Mr. Chesar announced the Election of Officers.

**Election of Officers**

Mr. Dong moved to nominate Mr. Hirotsu as Chairman for a period of one (1) year, beginning February 1, 2024.

Ms. Steinebrey seconded the motion.

No other nominations were brought to the floor.

Mr. Fossett moved to close nominations. Mr. Schneider seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Mr. Hirotsu as Chairman.

Mr. Hirotsu moved to nominate Ms. Steinebrey as Vice Chairman for a period of one (1) year, beginning February 1, 2024.

Mr. Fossett seconded the motion.

No other nominations were brought to the floor.

Mr. Juengling moved to close nominations. Mr. Dong seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Ms. Steinebrey as Vice-Chairman.

*These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.*

## **Planning Commission Meeting**

February 14, 2014

### 26 **Call to Order**

27 Chairman Hirotsu called the meeting to order at 7:03 p.m. He reminded all guests and residents  
28 to sign in, and please turn off all cell phones.

29

### 30 **Roll Call**

31

32 *The roll was called and showed the following response/attendance:*

33

34 *PRESENT: Mr. Dong, Mr. Schneider, Ms. Steinebrey, Mr. Juengling, Mr. Fossett,*  
35 *Chairman Hirotsu (6)*

36 *ABSENT: Mr. Stull (0)*

37

### 38 **Guests and Residents**

39 Chairman Hirotsu asked if there were any guests or residents who wished to speak about items  
40 that were not on the agenda. There were none.

41

42 Chairman Hirotsu explained the process for this evening's meeting to all guests and residents:  
43 "Mr. Chesar reviews his Staff Report and the Commission asks any questions they might have.  
44 The applicant presents their application and the Commission then asks any questions. The floor  
45 is opened to all residents for comments. If a resident agrees with a comment that was previously  
46 stated, they could simply concur, instead of restating the entire comment to save time.  
47 The Commission discusses the application and residents are not permitted to comment or  
48 question during this discussion. The Commission will then decide to table, approve or deny the  
49 application.

50

### 51 **Old Business**

52 There was no old business to report.

53

### 54 **New Business - 1**

55 *Application for a modification of a Conditional Use and for Final Development Plan approval*  
56 *regarding a facade change for Camargo Cadillac.*

57

### 58 **Staff Report**

59 Mr. Chesar reviewed the Staff Report dated February 16, 2024, "Application for a Modification  
60 of a Conditional Use and Final Development Plan at Camargo Cadillac at 9880 Montgomery  
61 Road". Mr. Chesar noted that he had given the Design Guidelines to all Commission members,  
62 with their packets.

63

64 He reported a paragraph on page 5 that was not meant to be in this Staff Report:

65

66 Chapter 151.2002 lists 12 general standards that are applicable to all conditional uses.  
67 Staff has reviewed these 12 conditions and found that the site and the proposed  
68 expansion of the body shop meets all the conditions.

69

## **Planning Commission Meeting**

February 14, 2014

70 He showed drawings on the wide screen for all to see, to provide more understanding of the Staff  
71 Report.

72  
73 Regarding page 4 of the Staff Report, Mr. Chesar pointed out that “c. Other materials that are not  
74 listed as prohibited may be approved by the review board on a case by case basis as a primary or  
75 accent building material.”

76  
77 Mr. Chesar noted that the signage would require separate approval. He read from the Zoning  
78 Code, “For one and two-story buildings, signs can not be above the uppermost limit of the  
79 windows.” This means that the applicant will need to apply for a variance or comply with the  
80 Code regarding a potential new Montgomery Road facing wall sign. He stated that he spoke  
81 with Camargo, and if the applicant chooses to keep the sign location on the south side of the  
82 building, where it is currently Staff may be able consider this as a sign face change. He noted  
83 that more discussion needs to take place, when this application comes forward. Ultimately, im  
84 could be a Staff approval or a Board of Zoning Appeals approval.

85  
86 Mr. Schneider asked if there had been a variance approval for the signage above the windows.  
87 Mr. Chesar stated that there was a signage code change in April of 2022, and this is what is now  
88 impacting many of the signs that are above the windows.

89  
90 On page 5 of the Staff Report, Mr. Chesar wanted to know if there would be some type of  
91 lighting along the band on the building. And if that is the case, he will be sure that they meet the  
92 photometric requirements.

93  
94 He indicated that there had been no calls or emails received regarding this application.

95  
96 Mr. Chesar stated that he had some questions prior to this meeting from Commission members of  
97 what buildings have been approved by Planning Commission (PC) in the past, that are relatively  
98 close to the proximity and that are newer. Mr. Chesar showed images of the Fifth Third Bank  
99 building, from a previous application. He showed a mix of ACM panels and a brick and rock  
100 exterior facade.

101  
102 Chairman Hirotsu referred to the Staff Report, noting that the metal panels were not prohibited,  
103 but should be used as accent only. Mr. Chesar concurred that other materials that are not  
104 prohibited can be used such as ACM as it has not been considered as steel siding in the past; but  
105 again it has only been utilized in a limited amount, on buildings. He stated it was used as an  
106 accent material, not a primary material. He showed some examples of buildings on the wide  
107 screen including First Financial Bank.

108  
109 He pointed out the primary materials that the Code called for: brick, stone, natural wood  
110 clapboard, wood board and batten, wood shingles or modern manufactured materials that create  
111 the appearance of the materials listed above.

112

## **Planning Commission Meeting**

February 14, 2014

113 Mr. Chesar asked for any questions, noting that the architect was also in attendance to answer  
114 any questions.

115  
116 Mr. Juengling asked if the Code specified the facade that was facing the street (the front facing  
117 facade). Mr. Chesar stated that it applied to the entire exterior. However, Staff noted that this  
118 building was extremely long, and it did have auto body repair and oil changes in the back. Staff  
119 was mainly concerned with the front facing facade, but the Code states “the exterior of the  
120 building.”

121  
122 Chairman Hirotsu asked if this facade was wrapped around the entire building. Mr. Chesar  
123 deferred to the applicant.

124  
125 Mr. Juengling asked if the pole sign in the front was non-conforming. Staff confirmed, noting  
126 that it was previously approved. Mr. Juengling asked if the face change meant smaller, or closer  
127 to conforming. Mr. Chesar stated that there was a face change to the sign in 2011. It is proposed  
128 to remain, as is (about 35 or 36 feet tall). The owner is permitted to maintain the sign, and may  
129 not add to it, but can change the face of it. Mr. Chesar stated that he had discussed with the  
130 applicant, the thought of having the sign being lower.

131  
132 Mr. Dong stated that right now there were blocks/stone above the glass. He asked if the glass  
133 would stay there, and if they were just adding on top of the block. Mr. Chesar deferred to the  
134 applicant. He showed all attendees the drawing, noting that the glass will not be removed.

135  
136 Chairman Hirotsu asked for Mr. Chesar’s recommendation. Mr. Chesar stated that the City’s  
137 thinking has changed from Staff previously offering recommendations, to simply giving  
138 comments, and allowing the Commission to make their own determinations. Mr. Chesar  
139 suggested that the Commission discuss the ACM, in the context of the design.

140  
141 Chairman Hirotsu referred to page 3 of the Staff Report, Building Materials 1.a. - the list of  
142 primary materials. He asked if Staff would interpret that ACM was one of those primary  
143 materials. Mr. Chesar did not consider it a primary material. Chairman Hirotsu asked if he felt  
144 that ACM did or did not create the appearance of the primary materials listed. Mr. Chesar did  
145 not believe it did. Chairman Hirotsu asked if his interpretation of that amount of ACM on the  
146 building would be considered as an accent. Mr. Chesar did not consider it as an accent, he felt it  
147 was more primary.

148  
149 Mr. Juengling understood that ACM did not meet the guidelines. He asked if the Commission’s  
150 role was to create an exception, or to simply approve or disapprove. He asked for their process  
151 in analysis of this application. Mr. Chesar stated that the Commission’s role was to discuss with  
152 the applicant and then a) make a recommendation to approve, as is, or b) make a  
153 recommendation to deny, or c) request more from the applicant that would allow the  
154 Commission to make an informed decision, and table the application. Mr. Chesar also pointed  
155 out that, based on PC’s recommendation to City Council, it would take a Super Majority to  
156 overrule the PC’s recommendation to City Council – this means five votes or more to overturn.

## **Planning Commission Meeting**

February 14, 2014

157  
158 Mr. Fossett believed that their decision was more straight-forward. He didn't feel they needed to  
159 determine whether it was a primary material or an accent. If you look at the Building Material  
160 Guidelines, there are specific ones listed as acceptable for primary, and those listed as acceptable  
161 for accent.

162  
163 And then, there are materials that aren't prohibited, and may be approved by us on a case-by-  
164 case basis, as primary or accent: This is what we need to decide on – if ACM fits into this.

165  
166 There were no more questions for Staff from the Commission.

167  
168 Chairman Hirotsu reminded all of the process: The Commission may ask questions of the  
169 applicant's analysis, then the applicant may give a presentation. The public will then be asked  
170 for any comments. The Commission will then reconvene to discuss and come to a  
171 determination.

172  
173 Chairman Hirotsu asked if the architect representing the applicant, wished to speak.

174  
175 **Kevin Bleichner, Elevar Design Group, LLC, 555 Carr Street, Cincinnati, Ohio 45203** was  
176 representing the owner of Camargo Cadillac. He appreciated the Commission's comments  
177 because he understood their concerns. He referred to the drawing on the wide screen, noting that  
178 for the facade, they will not build any higher than the current facade. There is a portion on the  
179 west elevation that bumps up a little bit, and they were going to take that down because they  
180 really can't match that height. They can only match the height of the lower elevation that you  
181 see.

182  
183 Mr. Bleichner went on with his report:

184  
185 As far as building materials, there are stone panels that are applied to the building, and they are a  
186 very thin stone on a furring system. They will take those off at the base, and put the newer  
187 materials back on – in a different color. These panels are actually a limestone panel, and at the  
188 base it will be a hammered finish, to give more of a textured relief. The base will be stone  
189 panels, about the same size, but they will be a light gray color, also hammered finish. Above  
190 that, will be a water table – a thin stone panel. This will not be a hammered finish – more of a  
191 honed or smooth-finished panel in gray. Above that, we will use a white textured brick. To cap  
192 it off, we will go back to the ACM with the stone panel material, using the gray color that  
193 matches the water table, as our corners.

194  
195 Those are the primary materials that we will be using on the part of the building that does not  
196 have the glass and the ACM facade. The remainder of the building is to be painted. Currently,  
197 the garage has vertical metal panels – we will not change them, we will paint them with the gray  
198 color that the brand recommends. We will do the same with the brick. It is a large, very long  
199 building, and anything beyond the limits of the service garage and the showroom, will be  
200 painted.

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201  
202 We are not here for signage, but he did note that they originally showed the multi-color badge  
203 from the Cadillac, and have since changed to a monochromatic badge – for the sign. They also  
204 changed the Cadillac script to be printed letters, which may or may not be allowed, depending on  
205 the size. This will come as another application separately. He stated that the brand has a  
206 company, AGI, that does all of their signage; so Mr. Chesar will probably hear from them, and  
207 not Mr. Bleichner.

208  
209 Mr. Bleichner stated that the image you see with the ACM panels – on the northwest corner, they  
210 project out, so they can go ahead and have the material guide back in and get that fold – that is  
211 what they are looking for. Then, it turns the corner and it reverses on the south elevation. On  
212 the front, the upper left folds back in, and as you turn the corner, it folds out. It is very unique, it  
213 is their branding image, and this is what they want to do, moving forward, as far as the ACM  
214 panels were concerned.

215  
216 Regarding the lighting, he showed members on the wide screen, the projected fin, and behind it  
217 was an LED light. The lighting is behind, above and turns the corner and returns back down. It  
218 does not project light, it is more of a glow. It is a continuous LED band, and is part of the  
219 branding.

220  
221 The reason that they have the ACM extend down in that corner is because they found it difficult,  
222 at best, to try to introduce a water table material and have the ACM wrap around and create that  
223 cove in there. It is also one of the accents that Cadillac has, as far as their branding image. They  
224 also want white on the ACM panels. Cadillac’s branding image is all white. They wanted the  
225 entire building to be like a white ice cube.

226  
227 Recognizing this, and knowing it wasn’t going to be acceptable, Elevar restricted the ACM to the  
228 fascia only, and the element returns to the ground. This is why they introduced the stone, the  
229 hammered stone and the white textured brick. From the aspect of the ACM panel, they extended  
230 it to the limit that the brand would like to see. And the panels stop at the second floor line, on  
231 the back side.

232  
233 Also, note that the ACM will be less thick than is shown, at the top. Mr. Bleichner has had  
234 discussions with Cadillac since this drawing, regarding the fin area. The front side, the corner  
235 element, is incorporated in the brand, and will remain that size. He was not sure if that could be  
236 made smaller, but would be happy to check on it. He noted that anything to do with the ACM  
237 and its attachments, is done by Cadillac’s vendor. It is a separate package, and a general  
238 contractor is not permitted to touch that material because of the way the fold works – it is very  
239 intricate. He reiterated that anything that has a stone facade will be removed and replaced by  
240 their new materials.

241  
242 Mr. Bleichner asked if there were any questions or comments.  
243

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244 Mr. Fossett asked if it was possible to add a stone base, basically where those shadows were, on  
245 the west facade, wrapping around to the north elevation. This would cover over or replace the  
246 ACM with the stone. Mr. Bleichner stated that he would need to discuss this with the brand.  
247

248 Mr. Dong referred to the section where they were adding to enclose the drive-through, if it was  
249 stone underneath and above. Mr. Bleichner stated that it would be stone below and brick above.  
250 Mr. Dong would like to see that in the front corner, in the area that Mr. Fossett just referred to.  
251 Mr. Dong would like to see that, all the way to the top of that window, so that from Montgomery  
252 Road, that is what everyone would see. Mr. Bleichner stated that he would go back and ask.  
253 Mr. Fossett felt that it would make the fold quite difficult.  
254

255 Mr. Bleichner stated that the corner element on the northwest corner is all light-weight framing,  
256 and it was not on a foundation. He described the support within the glass panel system, and they  
257 come in with metal studs and ACM panels and attach it. If they were to go ahead and provide  
258 the stone material, he didn't feel that Cadillac's framing would support the stone panels. It could  
259 still be done, but he would need to investigate the process further, and also discuss with the  
260 brand.  
261

262 Ms. Steinebrey asked if the lighting that was attached to the ACM on the front of the building,  
263 wrapped around to the south side. Mr. Bleichner confirmed that it was on the west side, turned  
264 the corner on the south, and then returned down to the ground on the south side.  
265

266 Mr. Dong asked if the current glass on the building would remain. Mr. Bleichner confirmed.  
267

268 Mr. Juengling asked if Mr. Bleichner had the breakdown of the percentage of glass versus  
269 percentage of ACM. Mr. Bleichner did not have it, but could request it. Mr. Juengling would  
270 like to see that. This would help him determine if the ACM was truly an accent material or a  
271 primary material, from a percentage stance. Mr. Fossett believed there was more glass than  
272 ACM. Mr. Bleichner stated that he could provide that information.  
273

274 There was discussion and concern about the glass going down to the foundation.  
275

276 Mr. Fossett asked if the enclosing of the porte-cochère was part of the branding. Mr. Bleichner  
277 confirmed, noting that they want to have a new-car delivery shipment area. All of the major  
278 brands do this now, and this one only had the showroom. If you buy a new car, they pull your  
279 car in, you sit down in it, do your paperwork and drive it out.  
280

281 Mr. Juengling asked if Mr. Bleichner thought the brand would be willing to comply to our  
282 Codes. Mr. Bleichner felt that they would be willing to work with us and was encouraged.  
283

284 Chairman Hirotsu asked Mr. Bleichner if he agreed that ACM did not fall into the Building  
285 Materials primary selections that were shown on page 3 of the Staff Report, 1.a. Mr. Bleichner  
286 agreed. Chairman Hirotsu asked if he felt that it was also not an accent, in this case; he  
287 wondered what the rationale would be, to try and get this approved. Mr. Bleichner did not feel

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288 that he could have the ACM panels look like something else. He did not have any conversations  
289 with the brand regarding the ACM panels being anything other than flat and white. He was not  
290 that familiar with what could be done with them, either. He could make color changes, but was  
291 unsure about texture changes. Mr. Bleichner felt it would be helpful to see the percentages, to  
292 determine if it was an accent or not. He would discuss this with the brand, to see what  
293 possibilities exist.

294  
295 Mr. Juengling asked what the progression had been from when he first met with the City -- how  
296 many iterations he had gone through, at this point. Mr. Bleichner explained that there were  
297 probably about 5 and detailed the changes.

298  
299 There were no more questions from the Commission.

300  
301 Chairman Hirotsu asked if any guests or residents had questions or comments. There were none.

302  
303 Chairman Hirotsu closed the meeting to public comment and asked for discussion among the  
304 Commission.

305  
306 Mr. Dong understood that this was not a black and white situation. He suggested that they make  
307 it look more like brick/wood, like the Montgomery Corridor. It was important to him what was  
308 in the front, what was seen from Montgomery Road. Mr. Dong felt that if you had all of these  
309 materials in the back, and nobody saw it, it didn't matter as much. If they could have the ACM  
310 panels above the stone and brick in the corner, he would be in favor of this.

311  
312 Mr. Schneider was concerned because none of this met the Code. He wondered what  
313 compromise there was; what do we want to see. He would like to see this come out of our  
314 discussion.

315  
316 Ms. Steinebrey agreed with Mr. Dong and would like to see the northwest corner come up to the  
317 top of the windows. She would like to see the south side come to the top of the windows. And  
318 then they could just put the lighting on the top, or even if they had the facade, and not go down.  
319 She understood the brand, and she would be ok with the white facade, as long as it didn't come  
320 down on both sides. She felt all of that ACM was just too much.

321  
322 Mr. Fossett would like to see what the ACM looked like – did it look like aluminum siding?  
323 Mr. Bleichner stated that it did not; they did Hyundai, just north of here. It was a flat panel, but it  
324 had a design – like puzzle pieces. They are currently working on Genesis in Fairfield, using  
325 ACM, more like a light gray, flat panel. It is very smooth, very sleek. It is contemporary.  
326 Mr. Fossett asked if there was a recess where the panels came together. Mr. Bleichner stated that  
327 there was no corner seam. Mr. Fossett asked about the western elevation, across the top, where  
328 the panels were next to each other. Mr. Bleichner stated that it was hard to tell from a distance,  
329 but there is about a 3/8" joint. So it doesn't just look like one solid piece, you can see some  
330 recess – you will see the vertical lines. With the bend on the corner, it changes colors, because  
331 of the fold – the top looks white, the bottom looks more gray.



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332  
333 Mr. Juengling wanted to see the percentage of primary versus accent, and how was glass treated -  
334 -as a material, or was it just treated as a window and not necessarily a building material. He was  
335 glad that the ACM wasn't just a flat material, that it had the bend, and the vertical lines, so it  
336 wasn't bland. He agreed with the others about the northwest corner going up further – and  
337 would like to see if that could be accomplished – to have a Montgomery brand and a Cadillac  
338 brand in one facade. He liked the look of it, thought that it looked sharp. He felt it should have a  
339 little more intention toward the Montgomery guidelines. He asked if the ACM had a sheen to it  
340 or if it was a flat color. Mr. Bleichner stated that it would not be flat, but also not shiny or too  
341 reflective, more like a satin finish.

342  
343 Mr. Fossett referred to the western elevation, and since the stone on the new enclosed part goes  
344 about halfway up the wall, he felt it made sense that stone be added to the northwest corner, for it  
345 to go up to the same height and create a visual line across the glass to the next piece of stone by  
346 the enclosed porte-cochère. He would like to see it go all of the way up to the top of the glass.

347  
348 Mr. Juengling was overwhelmed with the spectrum of designs. We could go full “Old  
349 Montgomery” and comply with the Code or we could go completely modern. How aggressive  
350 do we want to be, in our recommendation? Chairman Hirotsu felt that we should recommend  
351 what we think is right, to Council.

352  
353 Chairman Hirotsu stated that he was really struggling with this design, in general. He recalled  
354 the Audi process that went back and forth; and he loved where it ended up – it is Montgomery,  
355 but it is branded as Audi. If he saw this Cadillac building in Beverly Hills, he would think it was  
356 great; but this was Montgomery and he felt that our guidelines were intended to fit. He was  
357 struggling without really knowing the intent of their accent. He would like to see more of  
358 Montgomery in this.

359  
360 Mr. Fossett stated that if those panels had any kind of design in them, or a concrete or wood look  
361 or brick look, then it would be within the guidelines and we wouldn't have these concerns. But,  
362 it was a completely flat surface.

363  
364 Chairman Hirotsu stated that, based on what he has seen of this, it has a metallic look to it. Are  
365 we ok with that? Mr. Bleichner stated that it won't be like a metallic metal – it will be a uniform  
366 color, not with a polished finish, it won't be like a car finish – that metallic look, it won't  
367 sparkle. Mr. Fossett asked if someone was walking down the street, would they recognize it as  
368 metal. Mr. Bleichner stated yes, but as much as it is used today, it is not something you haven't  
369 seen. He noted that you couldn't mistake it for stone or brick, if that's your point.

370  
371 Chairman Hirotsu stated that the intent of the design was not to look like stone or brick or any of  
372 those things. Mr. Bleichner confirmed. This was Chairman Hirotsu's concern; he acknowledged  
373 that we have approved many synthetics that look like stone or brick, in the Corridor.

374

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375 Ms. Steinebrey felt that we would be in a pretty good place if they put in the brick and stone, to  
376 give it the Montgomery look, but she also felt that the dealer should have their image there.  
377 She believed it would accentuate the building. We wouldn't want that building to be all brick,  
378 and in today's world, for a car dealership you want something exciting. Mr. Chesar showed a  
379 Cadillac building in Tennessee on the wide screen, as an example. He asked Mr. Bleichner if he  
380 could provide a sample of the ACM panel, for members.

381  
382 Chairman Hirotsu summarized that the Commission was not in favor of the proposal, as is.  
383 He suggested that Mr. Bleichner come closer to the Montgomery guidelines, and show them an  
384 actual rendering, in order for them to make a recommendation.

385  
386 Mr. Bleichner stated that the applicant's intention for this evening was to get a feel for the  
387 Commission's thoughts, obtain some feedback. That is why Mr. Bleichner did not go any further  
388 with his drawings. He would like to go back and discuss ideas with the brand, and come back  
389 with more information that may provide a compromise for all parties. He was in favor of tabling  
390 this application, or any decision the PC would like to make.

391  
392 The Commission agreed to table this application, and give feedback to the applicant.

393  
394 The Commission discussed the accent material, suggesting that it be 25% of what you see from  
395 Montgomery Road. They could be flexible with the window. Mr. Bleichner did not feel he  
396 could substitute brick material for the ACM panel at the top bend/fold. Mr. Fossett asked if there  
397 was an ACM panel of the same color white, but with some texture on it, to look more like an  
398 ethos or masonry panel. That might be a compromise. Mr. Bleichner would need to explore  
399 that. Ms. Steinebrey did not feel that was necessary. She knew at one point, this dealer was one  
400 of the highest in sales in the US. Mr. Bleichner agreed, noting that their service garage was  
401 enormous, with 26 bays.

402  
403 Mr. Schneider would like to make it more Montgomery. Mr. Fossett agreed.

404  
405 Chairman Hirotsu would also like to have a rationale as to why we would like it, and not just  
406 because we like the looks of it. Mr. Schneider stated that we could say that ACM can be a  
407 permitted material on this building (because we have the option to choose), and we need other  
408 materials, in order to be comfortable, to meet a balance.

409  
410 Ms. Steinebrey suggested we ask for it all, and let them come back and tell us their thoughts.  
411 By this, she meant asking for the stone to wrap around the building, above the glass, and then  
412 brick and stone on the northwest and on the south side. Everything above the windows would be  
413 ACM. She asked if anyone did not like that look. There was no opposition. Mr. Dong agreed  
414 with this approach, but wanted to also see renderings.

415  
416 Mr. Schneider was not in favor of that because you don't know what is possible; what if the  
417 brand took it too far, would we be unhappy? Chairman Hirotsu felt that Mr. Bleichner could  
418 come back with something that may work.

*These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.*

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419  
420 *Mr. Dong made a motion to table the application for a modification of a Conditional Use and*  
421 *for a Final Development Plan approval regarding a facade change for Camargo Cadillac.*  
422

423 *Mr. Schneider seconded the motion.*  
424

425 *A voice vote was called, and the Commission unanimously approved.*  
426

427 *This motion is approved to be tabled.*  
428

429 Mr. Bleichner left the meeting.  
430

### **New Business - 2**

432 *Proposed Text Amendment - Chapter 151.1202 Use Regulations or Chapter 150.0205*  
433 *General Provisions Regarding Retail Sales of Recreational Marijuana.*  
434

### **Staff Report**

436 Mr. Chesar reviewed the Staff Report dated February 16, 2024, "Proposed Text Amendment  
437 Chapter 151.1202 Use Regulations or Chapter 150.0205 General Provisions  
438 Regarding Retail Sales of Recreational Marijuana."  
439

440 He showed the revised verbiage on the wide screen for all to see, to provide more understanding  
441 of the Staff Report.  
442

443 He asked for any questions.  
444

445 Mr. Fossett noted that there were 2 CBD stores, and asked what the relationship was between  
446 them and the prohibition on the sale of medical marijuana. Mr. Chesar stated that right now,  
447 they were not selling marijuana, maybe Delta 8, but he was not sure. He noted that the State was  
448 considering also banning Delta 8 sales, as this was available even at gas stations now.

449 He believed the percentage of THC in the Delta 8 products was under .3%, which is considered  
450 low.  
451

452 As background, Mr. Chesar stated that the City conducted surveys of Christ Hospital, Bethesda  
453 North, as well as the retirement homes, and other medical regulators in Montgomery regarding  
454 the sale of medical marijuana. At the time, those surveyed stated that they would not be  
455 prescribing it or dealing with it, because it was (and is) still illegal, per Federal law. There were  
456 also other restrictions that could jeopardize their medical licenses.  
457

458 There was discussion about how Commission members felt about this – medically and  
459 recreationally. It was determined that the Commission needed to look at this for the community,  
460 with Montgomery being a family-oriented community. The Commission agreed they did not  
461 want to allow the sales in the City.  
462

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463 Chairman Hirotsu asked if any guests or residents had comments. There were none.

464

465 ***Mr. Dong made a motion to approve the proposed text amendment - Chapter 151.1202 Use***  
466 ***Regulations and Chapter 150.0205 General Provisions Regarding Retail Sales of Recreational***  
467 ***Marijuana, as described in the Staff Report dated February 16, 2024.***

468

469 ***Mr. Fossett seconded the motion.***

470

471 ***The roll was called and showed the following vote:***

472

473 ***AYE: Mr. Dong, Ms. Steinebrey, Mr. Juengling, Mr. Fossett, Mr. Schneider,***  
474 ***Chairman Hirotsu*** (6)

475 ***NAY:*** (0)

476 ***ABSENT: Mr. Stull*** (1)

477 ***ABSTAINED:*** (0)

478

479 ***This motion is approved.***

480

481

### **Staff Update**

483 Mr. Chesar stated that the Comprehensive Plan Consultant will attend our next meeting of  
484 March 4, to give us an update. Chairman Hirotsu, who is a member of the Steering Committee,  
485 wanted to share that one of the major proposals was to make Montgomery Road one lane, each  
486 way, going through downtown, with parking all of the time, on either side. He noted that the  
487 City Manager was not in favor of this idea. The hospital was also concerned, as they were  
488 worried about response time.

489

### **Council Report**

491 There was no Council Report.

492

### **Minutes**

494 Mr. Dong moved to approve the minutes of November 20, 2023, as submitted.

495 Ms. Steinebrey seconded the motion. The Commission unanimously approved the minutes.

496

### **Adjournment**

498 Mr. Fossett moved to adjourn. Mr. Juengling seconded the motion.

499 The Commission unanimously approved. The meeting adjourned at 8:55 p.m.

500

501 \_\_\_\_\_  
Karen Bouldin, Clerk

\_\_\_\_\_  
Dennis Hirotsu, Chairman

\_\_\_\_\_  
Date

502