

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 28, 2014

The work session that had been scheduled in the Law Library for 7:00 p.m. was cancelled late Monday, January 27, 2014. Mr. Clark called this regular session of the Planning Commission to order about 7:30 p.m.

ATTENDANCE

Present: Mr. Paul Clark, Mr. Jim Durham, Ms. Amy Korenyi-Both, Mr. Jim Briggs, Mr. Bill Etson, Mr. Kevin Von Handorf and Mr. Robert Muzechuk. Also present: City Planner Andrew Rodney, Assistant City Engineer John Sliemers, Municipal Attorney Scott Liberman, Councilman John Palcher and Assistant Clerk of Council Julie Weaver.

APPROVAL OF MINUTES

Mr. Briggs noted a typographical error on page two of the minutes the Planning Commission Meeting of December 10, 2013.

MOTION: Mr. Briggs moved for approval of the minutes of the Planning Commission Meeting of December 10, 2013, with the correction. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS

Application P-2014-0002: Final Development Plan for the Randall Residence and Senior Living Community at Sheehan Road, Social Row Road and Paragon Road

Mr. Rodney presented the staff report for the Final Development Plan submitted by John Roll of Roll & Associates for the construction of a retirement community known as the Randall Residence and twenty -one senior quad condos on 43.58 acres of the 65 acre parcel that is zoned R-1C with a Lifestyle Community Overlay. Covering the southern portion of the property is a memory care center, an assisted living facility, independent living apartments, a common area, a wellness center and the condos. Mr. Rodney discussed stormwater retention ponds, drainage issues, access, roadways, medians, retaining walls and appearance items. Amenities include landscaped serpentine mounds, gas lamp-style lighting, hiker/biker trails, and horse-park fence. He noted that the Final Development Plan included a revised traffic impact study dated December 20, 2013. He stated that the standards of *Create the Vision* and the *Unified Development Ordinance* were being met. The Planning Department recommended approval of the Final Development Plan, subject to the following 28 conditions:

1. Final design of all roadways and pedestrian ways are subject to approval by the City Engineer. All clear zones shall be determined by the developer's engineer. Additional detailed plan review comments from the Engineering Division shall be incorporated into the construction plans, subject to approval by the City Engineer.

2. All parking areas and fire access road lanes shall be designed to accommodate WB-50 size fire apparatus, shall have an unobstructed vertical clearance of 14 feet, and be capable of supporting the imposed load of fire apparatus weighing 75,000 pounds.
3. Addresses on the quad residential units shall be arranged so as to be visible from the internal roads to facilitate emergency services response.
4. Prior to approval for construction on any portion of the subject property, the Applicant/Owner shall deed the land on Social Row Road to the City of Centerville Community Improvement Corporation.
5. Prior to approval for construction on any portion of the subject property, the Sheehan Road and Paragon Road roadway easements shall be dedicated as public right-of-way by way of record plan.
6. Any additional right-of-way required for roadway improvements shall be dedicated at no cost to the City of Centerville.
7. Crabapple trees and other similar low-hanging tree species shall be placed no closer than eight (8) feet from any street, road, or pedestrian way.
8. Final design and composition of the proposed retaining walls and any associated fencing or barrier structure shall be subject to approval by the City Planner.
9. Final design and location of the proposed horse-park fence shall be subject to approval by the City Planner.
10. Final design of the western ingress/egress drive from Sawgrass Boulevard shall be subject to approval by the City Engineer and City Planner.
11. All mounding shall average five (5) feet in height along Paragon Road and three (3) feet in height in all other areas.
12. Mound grades shall be labeled.
13. A stubbed connecting sidewalk from the hiker/bike pathway north of the roundabout to the Phase II land north shall be provided.
14. Sidewalk shall be provided north of "Road A" to connect to the existing sidewalk on Paragon Road.
15. The required bufferyards along Social Row Road, Sheehan Road, Paragon Road, and Sawgrass Boulevard shall be platted as reserve areas to provide for common landscaping, irrigation, and maintenance by a master owners' association.
16. All hiker/bike paths and pedestrians ways shall be no closer than five (5) feet from the graded edge of any pond or other significant change in grade.

17. The profile of the hiker/biker pathway west of the Sheehan Road and Social Row Road intersection calls for a grade as steep as 8%. Revise the grading plan to allow for a gentler slope, add benching to the slope and provide for pedestrian refuge area(s), or provide an alternative treatment to reduce the slope.
18. Additional sidewalk connectivity shall be provided between "Road C" and Sawgrass Boulevard and Road "C" and Sheehan Road subject to the review and approval of the City Planner.
19. Public access easements shall be recorded for any pedestrian facility located outside a public right-of-way.
20. All elements within and adjacent to the right-of-way shall be properly and clearly labeled.
21. Evidence shall be provided that all ponds are of an appropriate depth to prevent algae blooms and maintain a quality appearance.
22. Evidence shall be provided that the proposed stormwater management facilities are sufficient to substantially reduce or eliminate the overland stormwater impacts on neighboring properties.
23. Paint color for siding, soffits, and fascia board shall be subject to approval by the City Planner.
24. Public access easements shall be provided on those roads within the quad area that are to serve as emergency secondary access points in the event of a closure on Sawgrass Boulevard. These include the western ingress/egress, Road "C", and Road "B." This roadway shall be maintained in good order to ensure continuous public access if needed.
25. All four legs of the proposed roundabout shall be constructed with this final development plan.
26. All exterior roadway improvements required by the revised Traffic Impact Study dated December, 2013 shall be constructed as part of this final development plan.
27. Construction access shall be limited to location(s) approved by the City Engineer.
28. The Golf Club at Yankee Trace Design Review Guidelines, dated October 1994, shall be adopted for the subject property.

Mr. Briggs asked if the 100 parking spaces at the Randall Residence would be adequate. Only forty-five were necessary to meet the requirements of the UDO. It was the experience of the Randall group at other locations that the 100 parking spaces would be sufficient.

Mr. Clark opened the public hearing by inviting applicant John Roll of Roll & Associates, Inc., 3176 Kettering Blvd., to the podium. Mr. Roll stated that his group was excited about the project and most of the remaining work involved polishing the details.

Martha Gardner, 10000 Sand Wedge Court, reminded the Planning Commission of the water problems along the current southern boundaries of Yankee Trace.

Mr. Rodney, Mr. Sliemers and project engineer David Winemiller reassured Mrs. Gardner that the applicant had planned retention ponds that would slow the release of water. Mr. Sliemers pointed out to Mr. Winemiller the ditches of greatest concern to the residents of Yankee Trace.

Mr. Ned Shepard, 586 Legendary Way, voiced concerns about water coming up to the back doors of homes on Legendary Way as a stream circles the neighborhood. He insisted that the amount of water coming through Legendary Way must not be increased.

Mr. Winemiller stated that Pond 8 was large enough to slow the rate of release of the water from the northeast corner of the parcel. Upon question from Mr. Clark, he stated that the system of ponds and the stormwater control measures would be done in the initial phase of the work.

Mr. Louis Duchesneau, 921 El Kenna Court, asked about the stormwater plan for the southwest side of the parcel near his property. Mr. Rodney and Mr. Winemiller described a keystone system for the pond in that corner. This system would slow the release of rainwater to a rate equal to or less than the current volumes.

When Mr. Clark closed the public hearing, Mr. Durham and Mr. Briggs commended Mr. Roll, Mr. Minch and the Randall group for the plan and the progress being made toward this significant project for the community. Mr. Clark asked about requiring hard surfaces for fire equipment during construction, and Mr. Muzechuk asked for more explanation of the number of parking spaces, before Mr. Von Handorf asked Mr. Winemiller to include Sandwedge Court and Legendary Way on his walk-through and analysis of the watershed area.

MOTION: Mr. Durham made a motion to recommend approval to City Council of the Final Development Plan submitted by Mr. Roll, subject to the 28 conditions listed above as recommended by the Planning Department. Mr. Briggs seconded the motion. The motion passed unanimously, 7-0.

Application P-2014-0004: Conditional Use Application for Fairhaven Church

Mr. Rodney gave the staff report explaining the Conditional Use Application by Henry Wulbeck of Reutschle Architects for Fairhaven Church at 637 E. Whipp Road. Prior to the passage of the Unified Development Ordinance in 2008, Fairhaven Church was a legally conforming use within its R-1C zoning district. Because of the increasing prevalence of mega-churches, the new code defined the impact of churches upon the surrounding neighborhoods based on seating capacity. Therefore, since 2008, Fairhaven Church was

grandfathered as a legally non-conforming use. The request to enlarge the chapel triggered the need for a Conditional Use Application where City Council would determine if the use was still in character with the neighborhood.

The Planning Department suggested that the Planning Commission recommend approval to the City Council, subject to the following condition:

1. The Owner shall continue to engage neighboring property owners to ensure the use can be operated and maintained with minimal impact on adjacent neighborhoods.

MOTION: Mr. Durham made a motion to recommend approval of Application P-2014-0004 to the City Council, subject to the condition recommended by staff. Mr. Briggs seconded the motion. The motion passed unanimously with seven ayes.

Application P-2014-0001: Major Site Plan for Fairhaven Church – Henry Reutschle Architects, Expansion of Chapel

Mr. Rodney explained the Major Site Plan submitted by Henry Wulbeck of Ruetschle Architects for the expansion of the chapel on the church property at the northeast corner of East Whipp Road and Marshall Road. He described the 12,600 sq. ft. addition with its 379 seats, showing the current and the proposed plans and the new elevations. The church's 800 parking spaces easily covered the requirement for 95 spots for the expanded chapel. Also, with the reorganization of the parking lot, seven new staff spaces would be added. With the architect, Mr. Rodney had discussed squaring the main drive to E. Whipp Road and tightening the roadway along the main building north of the chapel. He asked the Planning Commission specifically to approve the use of standing seam metal roofing and metal wall panels—materials requested, but not on the list of standard materials. These same materials were used elsewhere on the site in the past and, if allowed, would unify the present addition with past improvements. The plan showed adequate landscaping and a new sidewalk to Whipp Road. Mr. Rodney felt that the addition would be compatible with the current building and would make a good presentation for Fairhaven Church.

Staff recommended approval of the Major Site Plan, subject to the five conditions that follow:

1. Planning Commission specifically approves the use of metal fascia panels and a standing seam metal roof.
2. Approval of the Major Site Plan is contingent on approval of a Conditional Use Certificate from the City Council.
3. The conditions noted in Case # 2012-0169 remain in effect.
4. Detailed plan review comments from the Engineering Office shall be incorporated into the construction plans subject to approval by the City Engineer.
5. Approval from the Engineering Office shall be obtained regarding stormwater runoff.

Planning Commission members had a few questions. Ms. Korenyi-Both asked about the number of parking spaces for handicapped individuals. Mr. Wulbeck noted the existing number was nearly double the seventeen required by the Ohio Building Code. Noting that the main drive was only about 250 feet from the neighbors on Whipp Road, Mr. Clark said asked if there had been any comments from them. Mr. Rodney stated that only one caller had inquired about the project; there had been no complaints or comments from the neighbors. For the sake of familiarity, it was decided that the main drive would remain where it had been. When Mr. Briggs asked about the removal of the spire from the chapel roof, Mr. Mark Ruetschle explained the architects did not want competing spires, having just one would give greater emphasis to the spire on the main church. The mullions of the large chapel window form a cross.

MOTION: Ms. Korenyi-Both made a motion to approve the Major Site Plan, subject to the conditions recommended by staff as shown above and specifically to approve the standing seam metal roofing and the metal fascia panels. Mr. Von Handorf seconded the motion. The motion passed unanimously, 7-0.

There was brief discussion of the expense of creating the plans and color elevations submitted by applicants to the Planning Commission. Mr. Mark Ruetschle suggested that an electronic drop box might be an alternative.

Application P-2014-0003: Major Site Plan for the Randall Residence and Senior Living Community – Applicant, John Roll

Mr. Rodney gave the staff report on the application for approval of a major site for the Randall Residence and its associated senior living community. He presented an overview of the site using an aerial map. Since many issues were covered with the Final Development Plan, he concentrated this report on the building architecture and amenities of for the site. He noted the sections of the Randall Residence dedicated to different purposes, He described the elevations for Sheehan, Social Row and Paragon Road, along with the new entries on Sawgrass Road; the general appearance of the four sided architecture; and the robust landscaping plan. Mr. Rodney reported that the major site plan was capable of meeting the standards of approval set forth in the Unified Development Ordinance. He recommended approval subject to the following two conditions:

1. Approval of the Major Site Plan is contingent on approval of a Final Development Plan from the City Council.
2. The Golf Club at Yankee Trace Design Review Guidelines, dated October 1994, shall be adopted for all structures on the subject property.

When Mr. Roll came to the podium, Mr. Durham questioned him about the additional landscaping for the ends of the quad units. Mr. Roll said that the developer would revisit that issue with staff.

Mr. Clark expressed concern about people turning left from the unnamed access street, just east of Paragon Road, and going left on the one way traffic lane for the short distance back

to the entrance. Mr. Durham felt that the narrowness was a deterrent, but suggested that the additional access street requested by the Washington Township Fire Department might be moved eastward one more unit.

MOTION: Mr. Durham noted the excellence of the plan being submitted, before making a motion for approval of application P-2014-0003, subject to the two conditions recommended by staff. Mr. Briggs seconded the motion. The motion passed unanimously with seven ayes.

OLD BUSINESS

Application P-2013-0055: Costco Record Plan: Cornerstone Section Two – Applicant, Theodore Johnson.

Mr. Rodney presented the staff report for this record plan for the portion of Cornerstone North that will be the site of the Costco Wholesale Warehouse and fueling center. Action on the plat was tabled on October 29 and again on December 10, 2013.

MOTION: Mr. Durham made a motion to remove Application P-2013-0055 from the table for consideration. Mr. Briggs seconded the motion. The motion passed, 7-0.

Mr. Rodney explained the application. He noted that the zoning was B-PD without the Community Center Overlay. In approving the major site plan for the Costco retail center, the Planning Commission required that the fueling center be moved from the Wilmington Pike side to Feedwire Road. The record plan had to be revised to show the switch. Tabling the application for approval of the record plan also was intended to give Cornerstone Developers time to finalize rights-of-way lines and get Council approval of the Cornerstone Section One plat. Both the record plan for Section One and Section Two are expected to be on the agenda for the Council Meeting on February 17, because both approvals are needed before the sale of Section Two to Costco in early March.

Mr. Rodney recommended approval of the record plan for Cornerstone, Section 2, subject to following eight conditions:

1. The Cornerstone Section One plat dedicating public rights-of-way along Wilmington Pike and for the internal streets shall be recorded and denoted with a plat book and page number on this record plat document prior to recording.
2. A 10-foot “No-Build Easement” shall be placed along northern edge of the the entire length of the northern boundary of Lot #1 in accordance with the approved Major Site Plan for the Costco Warehouse (Case #P-2013-0054).
3. All references to building and parking setbacks shall be removed.
4. All unnecessary language related to the dedication of streets and utility easements located on this record plat shall be removed.

5. The 20 foot easement along the southern boundary line of Lot #2 shall be relabeled as "20' Landscape Reserve/Pedestrian/Transit Easement."
6. A cross-access easement on the shared driveways with the adjacent lots to the east shall be provided on both Lot #1 and Lot #2.
7. Detailed plan review comments from the Engineering Division shall be incorporated into the record plan document subject to approval by the City Engineer.
8. Plan review comments from the public utility companies shall be incorporated into the record plan document subject to approval by the City Council.

MOTION: Mr. Durham made a motion to recommend approval of Application P-2013-0055, the Costco Wholesale Warehouse and fueling center plat, to City Council, subject to the eight conditions shown above. Mr. Briggs seconded the motion. The motion passed unanimously, 7-0.

COMMUNICATIONS

Under communications, Mr. Rodney shared the following:

He informed the Planning Commission that the demolition of the house, the clearing of many of the trees and mass grading would be occurring on the Cornerstone North property in the coming weeks. Areas to be conserved had been cordoned off with snow fence. He noted that revised Costco site plans had been received and were being reviewed.

He expected to receive a development plan for the housing development on the Zengel property along Alex-Bell Road.

The Showcase Cinema property had been sold. A demolition permit was issued.

The Engineering Department had completed its review of the Voss geotechnical report and sent comments back to the Voss representatives.

He announced a meeting about the Safe Routes to School on Thursday, January 30 at 6:00 p.m.

He reported that the Unified Development Ordinance was being reprinted to reflect recent changes enacted by ordinances. He said copies would be distributed at the next meeting.

He suggested a work session to consider changes in procedures for the distribution of information and to discuss the direction the group for some upcoming issues.

Mr. Rodney explained that he had offered the work session to Mr. Howe in order to be more business friendly, in that Mr. Howe might save the fees for applications if there was no possibility for a positive outcome from Planning Commission. Mr. Howe had inquired

about rezoning a property on Olde Whipp Court. There was a brief discussion of the history of the parcel.

The members of the Planning Commission stated willingness to try electronic packets with information for the meetings. They would still need agendas, minutes and staff reports at their places on meeting nights.

Mr. Rodney announced an upcoming three-part training session for board and commission members to be held at the Miami Valley Communications Council. Topics to be covered included Planning Law, Ethics and Procedures.

The next meeting of the Centerville Planning Commission was scheduled for February 25, 2014 at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.



Paul Clark, Planning Commission Chair