

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, May 27, 2014

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

ATTENDANCE

Present: Mr. Paul Clark, Mr. James Briggs, Mr. Bill Etson, Mr. Robert Muzechuk, and Mr. Kevin Von Handorf. Also present: City Planner Andrew Rodney, Assistant City Engineer John Sliemers, GIS Analyst Mark Yandrick, Municipal Attorney Scott Liberman and Assistant Clerk of Council Julie Weaver.

Absent: Ms. Amy Korenyi-Both and Mr. Jim Durham.

MOTION: Mr. Briggs moved to excuse absent members, Ms. Korenyi-Both and Mr. Durham. Mr. Von Handorf seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

MOTION: Mr. Briggs made a motion to approve the minutes of the Planning Commission Work Session Meeting of April 29, 2014. Mr. Etson seconded the motion. The motion passed 4-0-1, with Mr. Clark abstaining.

MOTION: Mr. Briggs made a motion to approve the minutes of the Planning Commission Meeting of April 29, 2014. Mr. Von Handorf seconded the motion. The motion passed 4-0-1, with Mr. Clark abstaining.

PUBLIC HEARINGS

Application P-2014-0013: Final Development Plan Amendment 1 for the Randall Residence at Yankee Trace – Applicant, John Roll of Roll & Associates for Property at Sheehan Road, Social Row Road and Paragon Road

Mr. Clark read a statement directing the gallery concerning public hearings, before the city planner gave the staff presentation for the Amendment to the Final Development Plan approved in February 2014 for 43+ acres of the 65-acre site. Mr. Rodney explained the two major alterations under consideration for the plan—changes to the stormwater management proposal and replacement of the roundabout on Sawgrass Boulevard with a standard two-way stop intersection.

Mr. Rodney covered the requested changes individually. In regards to the stormwater management plan, the Army Corps of Engineers would not approve the rerouting of the stream and the placement of retention ponds in the wetlands of the northeast quadrant of the property near Sheehan Road. The EPA and the Corps dictated the elimination of Ponds 6, 7 and 9 within the wetlands. The revised plan proposed capturing the runoff from the bus barn and parking lot on the east side of Sheehan Road as the water passes under the roadway through an open culvert and directing this runoff to Pond 8. Intermittent streams A and C had to remain in their natural state and stream B depicted on

the graphic would be diminished since it was largely the result of water coming from the culvert at Sheehan Road. Staff felt that this reduction in stream B could lessen water problems along Legendary Way and Sand Wedge Court in Yankee Trace. Lastly, the Army Corps of Engineers did not approve the landscape mounding along the west side of Sheehan Road, so it was removed from the plan.

Mr. Rodney said staff had no objections to the changes in the stormwater management plan. He showed pictures of the streams and the culvert and stated that a revised drainage report would be required. He pointed out that the developer had no obligation to mitigate drainage issues around Sand Wedge Court not caused by his development, but it was hoped that the plan would have a positive impact.

The second major part of the Amendment to the Final Development Plan was removal of the roundabout at the main intersection on Sawgrass Boulevard within the parcel. In accordance with the standards of the Manual of Uniform Traffic Control Devices, Sawgrass Boulevard would be free-flowing and the side streets would have the stop signs. In working on the final design to meet the specifications of the Washington Township Fire Department, the applicant realized the acreage that would be lost to the footprints for the quads to the south and the homes to the north. Curb to curb, the design would require about 100 feet, if designed to safety standards for the fire equipment and other large trucks. Because a roundabout would slow traffic and deter the use of the street as a cut-through between Sheehan Road and Paragon Road, staff supported keeping the design feature. Mr. Rodney pointed out that staff had repeatedly asked for engineering to be completed for the roundabout much earlier in the process. Staff felt the feature was important for consistency with the aesthetics and design features of Yankee Trace required in Items c and d in the Standards of Approval.

In summary, the Planning Department recommended approval of the drainage changes, subject to the submission of a revised drainage report. Staff recommended denial of the request for the elimination of the roundabout. All earlier conditions of the approval of the Final Development Plan would remain in place.

Mr. Sliemers, Assistant City Engineer, explained that the roundabout would have one-way circulation with no direct left turns. He presented safety statistics which showed fewer accidents and reduced injuries where roundabouts were used.

Mr. Clark opened the public hearing.

The applicant, Mr. John Roll of Roll & Associates 34 E. National Road, Vandalia, spoke about the benefits versus the cost of the roundabout. Originally the roundabout was seen as a simple architectural aesthetic feature, but now the design standards and area required were greatly increased. He said the developer would lose two quad units in the area to the south, and 2 residential lots in the future cul-de-sac to the north. The traffic impact study did not mandate the use of a roundabout. He felt a roundabout would be confusing to the elderly residents of the plat and would be difficult for walkers to navigate. He asked if it might be possible to find an architectural feature for compromise.

Mr. Clark asked if the drainage plan would protect the homeowners in Yankee Trace who had complained about excess water in backyards. He and Mr. Roll discussed traffic,

safety and the need for an architectural feature. Mr. Clark felt there was a need to slow vehicles on the street and discourage cut-through traffic. Upon request of Mr. Clark, Mr. Sliemers explained why the 100' proximate outside diameter for turning radii was necessary. He felt the roundabout should remain and be designed to traffic standards for the large trucks that would be making deliveries to various areas of the Randall Residence, in addition to large emergency response equipment.

Discussion followed. Mr. Etson asked about the possibility of using a four-way stop, but Mr. Sliemers said they were not warranted and therefore were not to be used as speed control devices. Mr. Von Handorf inquired if there was any middle ground. Mr. Roll suggested a traffic calming device, such as a pedestrian island, but had no specifics to share. He felt the roundabout was too large for the length and scale of the street. Mr. Von Handorf asked if tabling the matter would be helpful.

Mr. Jack Wysong, 664 Legendary Way, asked why the stop signs could not be on Sawgrass Boulevard instead of the side streets. Mr. Sliemers explained that it is general practice to stop the side streets and allow the main street to flow freely. Changing that would be contrary to the driver's intuition based on previous experience. The configuration had been shown to increase accident rates. Mr. Wysong gave the example of four ways stops on Paragon near a golf cart crossing. Mr. Rodney pointed out the need to compare streets of similar features, kinds of vehicle traffic, speed limits and traffic volumes. The golf cart crossing created a special situation.

Martha Gardner, 10000 Sand Wedge Court, asked for further clarification of the drainage plan for the three streams, because of concerns for high storm water near homes in her neighborhood. Mr. Rodney explained why staff felt that intercepting the water at the culvert on Sheehan Road and directing it to Pond 8 could improve stormwater conditions for residents at Sand Wedge Court. She agreed that Sawgrass Boulevard could become a cut-through because traffic on Paragon Road already backs up waiting to turn onto Social Row Road.

Mr. Max Treon, 10024 Sand Wedge Court, voiced concerns about stream C. Saying that Mr. Treon's problems should not be intensified, Mr. Sliemers told him that regulations do not allow runoff to increase with the new development. He repeated that the developer was not obligated to fix a problem not caused by his development and that an updated drainage study would be required. Mr. Rodney again summarized the plan to divert water coming from the large paved areas of bus barn to the east. In general, reducing the inflow into the wetlands should reduce the amount of water accumulating behind Sand Wedge Court.

Mr. Ron Coffman, Centerville Development Group, stated that the developer did not want to cause further drainage problems, but rather, was trying to solve some of them. He asked for the tabling of the application to allow time for consideration of alternatives to the full scale roundabout and agreed with tabling the application to June 24, 2014.

MOTION: Mr. Briggs moved to table Application P-2014-0013 to the next regularly scheduled meeting of the Planning Commission on June 24, 2014. Mr. Etson seconded the motion. The motion passed 5-0.

OLD BUSINESS

Omnibus Unified Development Ordinance Text Amendment: Clean-up 2014

Mr. Rodney reminded the Planning Commission that this item had been tabled at the previous meeting to allow more time for consideration of the number of votes required to pass motions at Planning Commission meetings. In the packets distributed prior to the meeting, he included a memo summarizing the requested changes to the Unified Development Ordinance. Highlights of the changes suggested by staff in this clean-up ordinance included the following:

1. Clarifying the vote count needed to adopt a motion of Planning Commission or the Board of Architectural Review.
2. Easing of some requirements for Major Site Plan Review.
3. Adding a requirement that a Major Site Plan must comply with an approved Final Development Plan.
4. Requiring greater detail for Plan Review for a Certificate of Zoning Compliance.
5. Requiring a super majority vote to overturn the decision of the planner, the Planning Commission or Board of Architectural Review on appeal.
6. Adding regulations for charitable donation bins.
7. Adding new permitted uses in I-1 zoning districts.
8. Removing internal setback standards for Planned Development zoning districts.
9. Modifying landscape regulations to give greater flexibility to landscape designers when developing site plans.
10. Permitting up to 25% of the area used strictly for storage to be omitted from the gross floor area computation used to determine the number of parking spaces required for a business.
11. Clarifying intersection design and stormwater regulations and including additional documents for applicants to review.
12. Easing design standards for residential accessory structures.

MOTION: Mr. Briggs made a motion to remove the proposed Unified Development Ordinance text amendments from the table for consideration. Mr. Etson seconded the motion. The motion passed 5-0.

Mr. Von Handorf asked for a review of Sections 3.05 and 3.07, the sections which called for a super majority, a majority of the seated members of the Planning Commission—rather than a simple majority of the quorum, for passage of a motion. Mr. Liberman stated that the Ohio Revised Code now requires a super majority of council members to overturn a decision of the Planning Commission or Board of Architectural Review.

Mr. Briggs voiced concern a vote of 3-1 would defeat a measure. Mr. Rodney confirmed that motions having votes of 3-1 would fail, because at least 4 affirmative votes would be required for passage of a motion. He felt it was important that a measure have the support of the majority of the whole commission, if the decision was challenged in court.

Mr. Liberman stated that if a quorum of only 4 members was present, an applicant could decide whether he wished his application to be heard at the present meeting or held to another time. He noted that an abstention could also defeat a measure if only four members were present.

Discussion followed. Mr. Muzechuk agreed with the need for a majority vote of the full commission, but felt that absences of Commission members should not create a disadvantage for applicants. He asked about the possibility of alternate Planning Commission members. No alternate system being in place, Mr. Liberman pointed out that decisions of the Planning Commission could be appealed to Council prior to a request for a court hearing.

MOTION: Mr. Briggs made a motion to recommend approval of the cleanup ordinance to Council. Mr. Muzechuk asked for more time for consideration. The motion failed for lack of a second.

Mr. Rodney said he would prefer not to hold up the Planning Commission's recommendation on the whole of the UDO text amendment, if only sections 3.05 and 3.07 were in question.

MOTION: Mr. Briggs made a motion to recommend to Council the omnibus ordinance, amended to omit Sections 3.05 and 3.07. Mr. Von Handorf seconded the motion. The motion passed 5-0.

NEW BUSINESS

Application P-2014-0014: Extension of Time for a Temporary Sign
101 E. Alex-Bell Road, Applicant Evan Ford of the Stem Shoppe

Mr. Rodney gave the staff report on the request for an additional 20 calendar days for the display of temporary ground sign for the greenhouse in the parking lot of Cross Pointe Center. He reminded Planning Commission that the members held the authority to make a determination on requests for extensions on a case-by-case basis. Staff recommended approval because the closing of the enterprise on July 9 created a date certain situation.

Mr. Clark asked for public comment, but no one came forward.

MOTION: Mr. Von Handorf made a motion to approve the request for 20 additional days for the temporary sign permit for the Stem Shoppe at 101 E. Alex Bell Road. Mr. Muzechuk seconded the motion. The motion passed 4-1, with Mr. Clark voting no.

Amy Korenyi-Both: Planning Commission Vice-chair

Mr. Clark named Ms. Amy Korenyi-Both as his choice for Vice-chair of the Planning Commission.

MOTION: Mr. Etson made a motion accepting Ms. Korenyi-Both as the Vice-chair. Mr. Briggs seconded the motion. The motion passed 5-0.

COMMUNICATIONS

In Communications, Mr. Rodney noted the following:

He updated the Planning Commission on the progress of the AT&T Mobility application for a Conditional Use Approval for an antenna on the water tower at 190 N. Johanna Drive. At its May meeting, Council approved the Conditional Use Application, subject to passage of a related UDO text amendment on June 16, 2014.

He shared that he had approved a one-year extension of the Preliminary Development Plan for Cornerstone South, in accordance with the conditions of approval in 2013.

He pointed out the reappointment by Council of Mr. Etson to the Planning Commission for an additional four-year term and announced that Mr. Durham would be recognized at a future meeting for 25 years of service as a member of the Planning Commission.

He went over the conditions of Council's approval for the Zengel Preliminary Development Plan.

He said that he expected news about the Mills re-development of the Showcase Cinema site within the next 3-4 months. An application for an overlay district may be included in the plan.

Mr. Clark expressed his personal thanks for the cards and support he had received during his recent illness.

The next meeting of the Centerville Planning Commission will be June 24, 2014 at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.



Mr. Paul Clark, Planning Commission Chair