

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, June 24, 2014

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

ATTENDANCE

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

Absent: Mr. Jim Briggs.

MOTION: Mr. Durham moved to excuse the absence of Mr. Briggs. Mr. Etson seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

MOTION: Mr. Etson made a motion to approve the minutes of the Planning Commission Work Session Meeting of May 27, 2014. Mr. Muzechuk seconded the motion. The motion passed 4-0-2, with Mr. Durham and Ms. Korenyi-Both abstaining.

MOTION: Mr. Von Handorf made a motion to approve the minutes of the Planning Commission Meeting of May 27, 2014. Mr. Etson seconded the motion. The motion passed 4-0-2, with Ms. Korenyi-Both and Mr. Durham abstaining.

Before he proceeded with the evening's agenda, Mr. Clark read a statement with information about Planning Commission procedures and appropriate behavior by the gallery.

OLD BUSINESS

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

Mr. Rodney noted that Application P-2014-003, Amendment 1 of the approved Final Development Plan for the Randall Residence, had been tabled at the previous meeting.

MOTIONS: Mr. Durham made a motion to remove Application P-2014-0013 from the table for consideration. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Mr. Rodney advised the Planning Commission that staff had not reviewed any new information related to this application. He had received a request from the applicant asking that the application be tabled to the Planning Commission Meeting in July.

MOTION: Mr. Durham made a motion to table consideration of Amendment 1 to the Final Development Plan for the Randall Residence to the Planning Commission Meeting on July 29, 2014. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

#### NEW BUSINESS

Application P-2014-0015: Major Site Plan: Creekside Commons, Building E, 7095 Clyo Road – Applicant, John Kopilchack, Synergy Building Systems

City Planner Andrew Rodney gave the staff presentation concerning the Major Site Plan for the final building approved in the development plan (Major Use Special Approval Application 2001-0062) for the medical complex at the southwest corner of Alex-Bell Road and Clyo Road in an area zoned O-PD. The building pad would be south of the existing buildings on a quarter-acre site. No new parking spaces or roadway entries would be required. Mr. Rodney used maps, photos and an aerial view to explain surrounding zoning, the features of the plan, and the elevations of the proposed building. He noted that street trees would be replanted along Clyo Road where dead ones recently had been removed.

When Mr. Rodney compared the elevations of the buildings approved in 2001 with the one being proposed, Mr. Durham pointed out that the original buildings had significantly more windows. In response, Mr. Rodney said this medical facility had a need for privacy because of its character. Mr. Durham pointed out the window configurations for the frontage facing Clyo Road were the most important and most lacking.

Mr. Rodney stated that the submitted landscape plan could meet the intent and character of the requirements of the Unified Development Ordinance. The current buildings and the site fit nicely with the surrounding neighborhoods. He pointed out that pedestrian access to the sidewalk on Clyo Road would be required, because a 5' sidewalk near the intersection of Alex-Bell and Clyo Road was a condition of approval for the Major Use Special Approval Application on November 21, 2001 and had not been constructed. Staff felt the access would improve safety for pedestrians and help the plan meet the standards of approval. Therefore, staff recommended approval of the plan subject to the following two conditions:

1. Pedestrian connectivity shall be provided between the parking lot and Clyo Road in the vicinity of the proposed building.
2. All landscaping shall be installed at the time of occupancy or a landscape bond shall be posted in accordance with Article 9.25 of the UDO.

In discussion, Ms. Korenyi-Both asked about the dumpster corral within 20-30 feet of the corner of the new building. Mr. Durham recalled that this site was the best alternative available, because of the drop-off to the creek, when the original buildings were approved. Mr. Von Handorf asked if the size of the detention basin was sufficient to carry increased run-off from the site. Mr. Rodney said any change needed would be determined by the Engineering Department as the plan progressed through the permitting and construction stages.

When Mr. Clark asked the applicant for comments, Mr. John Kopilchack, Synergy Building Systems, 3500 Pentagon Boulevard, Beavercreek, shared the building would be about 6,300 sq. ft. and house an in vitro fertilization clinic. He stated willingness to work with the City Planner to modify the window configurations or add architectural detail where the need for privacy would preclude the use of windows. Mr. Durham pointed out the discrepancy between the floor plan and elevation drawings; the windows on the floorplan were more numerous. He suggested three doubles on the front and a decorative panel on each side of the front door and/or ornamental windows in the blank front panels near the door. He felt the applicant should use double windows on the south setback to match the doubles in the next setback. He suggested architectural relief such as frames with mullions or faux windows where privacy was a concern. He said he was least concerned about the north façade, if the window spacing of the shell plan was used.

Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion to approve application P-2014-0015 subject to the two conditions recommended by staff and a third condition that the applicant work with staff to add windows or other architectural details to make the building design more in keeping with the others in the complex. Ms. Korenyi-Both seconded the motion. The motion passed unanimously 6-0.

Application P-2014-0016: Record Plat for The Grove at Yankee Trace, Paragon Road to Yankee Trace Drive – Applicant, Brian Barnard, Yankee Trace Woods, LLC

Mr. Rodney gave the staff presentation for this application for a record plan for 13.8 acres situated between Paragon Road and Yankee Trace Drive with 27 buildable lots amid a total of 33 lots. The area was annexed to the City last year and a Cluster Development Plan was approved last fall by the Planning Commission. Wetlands considerations delayed the project until now. Since the approval by the Planning Commission, the following two slight modifications to the cluster development plan became necessary: the entry along Paragon Road was shifted south slightly and lots 28-33 were designated as HOA conservation lots due to the wetlands issues. Mr. Rodney pointed out the easements to the west being used for connection of the new roadway to Yankee Trace Drive. A similar easement, Reserve Area A-1, on the plan on the north side of the road near the entry at Paragon Road may be used at some future date for a street going north. Use of the Residential Cluster Overlay allowed for reduced setbacks and for grouping of the homes in the plan. He pointed out the five conservation areas for green space or engineered wetlands, the detention ponds and the wide gas easement that bisected the property.

Staff recommended approval of the record plat, subject to the following four conditions:

1. Prior to recording of the plat, the following shall be required:
  - a. Roadway and public improvement plans shall be approved by the City Engineer.

- b. Guarantees for construction and installation of improvements shall be executed in accordance with Article 9.17 of the Unified Development Ordinance.
2. Detailed plan review comments from the Montgomery County Department of Water Services shall be incorporated into the record plan document prior to approval by the City Council.
3. Detailed plan review comments from the City Engineer shall be incorporated into the record plan document prior to approval by the City Council.
4. Per the requirements of Vectren, all utility crossings shall have a minimum of 24" of clearance from any pipelines.

Mr. Clark asked about hiker-biker trails. Mr. Rodney said that they would be included on the north side of Hidden Branches Drive through the development joining the trails on the west side of Yankee Trace Drive and Paragon Road, but the details of some connections were unfinished.

When Mr. Clark asked for comments from those present, Mr. Tony Mauro, 9597 Paragon Road, stated he owned the farm directly to the south of the site. He voiced concerns about the 40' setbacks with no requirements for buffers, the 10' culvert on south side of the property not being defined, the density of 27 homes on a 10 acre parcel which lacked consistency with surrounding farmland or R-1C zoning, the lack of good sight distance pulling out onto Paragon Road (especially when corn is planted in adjoining fields), the heavy traffic and speed of traffic already on Paragon Road, the high water table in the area, the potential for problems caused by disturbing the underground tile system, the need for soil borings, and the effect on natural habitat. He asked for more buffers to screen both sight and sound coming from the development, for control of speed on Paragon Road and for careful planning of the culvert/swale area.

Ms. Susan Gastineau, owner at 9271 Paragon Road, stated that vehicles frequently travel faster than the 35 mph speed limit, without policing. She asked for a better buffer on the north and complained that her fence had been taken out by the developer. She said she got no response from the City of Centerville.

Mr. Clark asked for a motion, but Mr. Muzechuk, who was not a member of Planning Commission when the Cluster Plan was approved, asked for an explanation of the Residential Cluster Plan and some response to the comments of Mr. Mauro and Mrs. Gastineau.

Mr. Rodney noted that the Residential Cluster Plan approved last fall set the number of houses to be built and basic organization of infrastructure. The record plan formalizes the details of the development including easements and lot lines. He stated that the record plan was in keeping with the decisions made earlier. He noted Paragon Road was a county road under the jurisdiction of the Montgomery County Sheriff's Office for speed control.

Mr. Von Handorf asked whether landscaping buffers were required or just “encouraged,” and Mr. Durham explained that no specific landscape screening would be required between residential and agricultural uses, however, some homeowners might choose privacy screening.

When Mr. Etson asked for clarification of the 15’ drainage easement, Mr. Rodney stated that the area would be used for a drainage swale or an underground piping system that would carry run-off from the development to the existing creek.

Mr. Rodney suggested that Mrs. Gastineau contact the surveyor because the fence issue was a private matter between property owners.

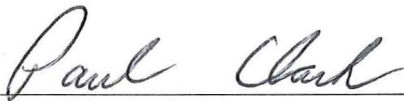
MOTION: Ms. Korenyi-Both made a motion to approve Application P-2014-0016 subject to the four conditions recommended by staff as shown above. Mr. Etson seconded the motion. The motion passed 6-0.

#### COMMUNICATIONS

Mr. Rodney thanked and commended Mr. Durham for his twenty-five years of service as a member of the Planning Commission. He presented a 25-year pin to Mr. Durham who stated it had been an honor and a privilege to use his training to serve the City of Centerville. He said he had worked with 29 Planning Commissioners and many excellent staff members—planners, legal counsel and city managers—since he was appointed on June 19, 1989. Mr. Clark expressed his personal appreciation and led the gallery in a round of applause. As the meeting ended, Council members JoAnne Rau and John Palcher came forward to thank Mr. Durham for his tenure.

The next meeting of the Centerville Planning Commission will be July 29, 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