

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, November 25, 2014

Ms. Korenyi-Both called the meeting to order shortly after 7:30 p.m.

ATTENDANCE

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

Absent: Mr. Paul Clark, Mr. Jim Durham and Mr. Bill Etson.

EXCUSE ABSENT MEMBERS

Mr. Rodney noted that the three absent members had notified staff they would not be at the meeting.

MOTION: Mr. Briggs made a motion to excuse Mr. Clark, Mr. Durham and Mr. Etson. Mr. Von Handorf seconded the motion. The motion passed 4-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission Meeting of October 28, 2014.

MOTION: Mr. Briggs made a motion for approval of the minutes of the meeting of October 28, 2014, as distributed. Mr. Muzechuk seconded the motion. The motion passed 4-0.

Ms. Korenyi-Both read the Opening Statement about protocol for Planning Commission hearings, before proceeding with the meeting.

PUBLIC HEARINGS

Application P-2014-0027: Final Development Plan, Phase II, Woodland Greens
Applicant, Walt Minch for the Centerville Development Group

Mr. Rodney gave the staff presentation on the Final Development Plan submitted by Mr. Walt Minch for sixty-seven single family residential lots on about 21.3 acres, north of Sawgrass Boulevard running between Sheehan Road and Paragon Road in an area zoned R-1C with a Lifestyle Community Overlay. He described the density, the drainage patterns, the setbacks, the road profile, the landscaping plan and the amenities which will mimic those of the wider Yankee Trace Golf Community. He showed photos and aerial views of the current conditions, noting that there would be a rise in grade from the existing lots on Mackenzie Court up to the building sites for the new homes. He pointed out several areas where changes in grade are of concern to staff. He showed photos and elevations of typical houses among the nine models to be built by

Fishbaugh Homes. Mr. Rodney reviewed the Standards for Approval before declaring that staff felt the standards could be met. He recommended approval of the application, subject to the following twelve conditions:

1. All other previous Conditions of Approval from the approved Preliminary Development Plan (P-2013-0051) shall remain in effect.
2. A revised Stormwater Drainage Report reflecting the proposed Woodland Greens development shall be approved by the City Engineer in accordance with UDO Article 9.35.
3. Minimum building setbacks shall be as follows:
 - a. Front yard: 20 feet
 - b. Side yard: 5 feet
 - c. Rear yard: 25 feet
4. Homes on the following lots shall incorporate design features on side elevations to avoid large, blank façades visible from the public street: Lots #1, 6, 22, 27, 40, 41, 42, 54, 55, 61, 62, and 67. The City Planner shall determine the nature of such design features in keeping with the individual building layout and architecture.
5. At minimum, a masonry base consisting of stone or brick shall be required on the sides and rear of homes within view of the golf course, specifically on Lots #25-26 and #41-47.
6. Grades shall be reconsidered in the vicinity of Lots #65-67 and between Lots #57 and 58 to allow for a gentler slope at the rear and sides of these lots.
7. No slope shall be greater than 3:1.
8. Existing healthy, mature trees throughout the development site shall be preserved in accordance with Article 9.25(F) of the Unified Development Ordinance.
9. The Yankee Trace Design Review Guidelines shall be incorporated into the final HOA documents for the Woodland Greens development.
10. All homeowner's association documents shall mimic those of Yankee Trace.
11. An amenities package in keeping with the character and ambiance of Yankee Trace – including hiker/biker paths, lighting, signage, monumentation, fencing, and street trees – shall be provided.
12. Final construction documents shall incorporate all requirements of the Washington Township Fire Department, except for roadway width.

Mr. Von Handorf asked about general landscaping and mounding requirements and then about the specific need for extra landscaping between the new residences and the open area adjacent to Lots 23 and 24 near Mackenzie Court.

Ms. Korenyi-Both opened the Public Hearing.

Mr. Jon Camielle, from the Siebenthaler Company at 3001 Catalpa Drive, Dayton, Ohio, discussed the plan for landscaping in the area near Mackenzie Drive. He said the viburnum and evergreens would screen about 50% of the view and would gradually increase until a twenty year maturity date.

Ms. Francie Camp, 690 Mackenzie Ct., asked about the “gap” along the north boundary not directly covered by the catch basins and stormwater drainage lines. Mr. Rodney told her that drainage swales would carry water each direction from the crest to the nearest catch basins. Ms. Camp reminded everyone of the gas easement for the gas pipeline.

Mrs. Martha Gardner, 10000 Sand Wedge Court, pointed out that the gas pipeline runs behind the sixth hole of Yankee Trace and follows the walking path; the easement and the lot lines are not a straight line. She was concerned about adding stormwater to the drainage problems around Sand Wedge Court, clearcutting existing honeysuckle and other natural vegetation, and increasing the elevation of the property behind SandWedge Court.

Mr. Rodney stated that the gasline easement cannot be touched. To his knowledge it is not part of this developer’s property.

Mr. Von Handorf clarified that the storm sewers along the northern boundary would be privately maintained by a homeowners’ association, before Mr. Muzechuk asked if the landscaping along the border between the subdivisions should be put in place with the first phase of the development, in order to take advantage of time for maturity of the plantings and to recognize any drainage issues before the later phases of the development were built.

Mr. Winemiller, engineer for the project, stated that the developer would be open to considering this. The outlets would have to be ready, so that the flow could be controlled. He stated it would be easier to do the necessary clearing, digging and planting without concern for the logistics of home construction. Upon request of Mr. Von Handorf, Mr. Winemiller described the gravity flow system of swales with rearyard catch basins every two lots.

Diane Wysong, 664 Legendary Way, had several questions. When she asked if the project was part of Yankee Trace or not, Mr. Rodney stated that the City had the rights to the name and was allowing the developer to use the name and construct a community that meets the standards of the Lifestyle Overlay. The homeowners’ association was a separate issue. The original HOA would have the choice whether to incorporate the new area or not. Mrs. Wysong then asked if there had been an allocation of area from the Commons at Yankee Trace to the north as a trade-off for density in this plat. Mr. Rodney explained how the density was calculated. When Mrs. Wysong asked who the builder would be, Mr. Rodney answered that Fishbaugh Builders of Middletown was expected to construct the homes. Mr. Ron Coffman of the Centerville Development Group verified that Fishbaugh Homes was a custom builder who would be erecting the homes in the plat.

Mr. Lynn Rodgers, 10239 Paragon Road, asked about the 10% of the area that had to be dedicated to the features of Yankee Trace. Mr. Rodney named a number of features that counted toward that area, including the pond system, open spaces, the roundabout, the golf view and the lifestyle walking paths.

Mr. Jack Wysong, 664 Legendary Way, asked about the placement of the gas line on the easement. Mr. Rodney said it was not required to be centered in the easement. In reviewing the plans, the utility companies had not pointed out any problem for the gasline or other utilities. Mr. Wysong recommended that position of the gas line and where it goes as it leaves the property should be identified clearly, prior the start of construction.

Ms. Korenyi-Both closed the public hearing.

MOTION: Mr. Briggs made a motion to recommend approval of Application P-2014-0027, the Final Development Plan for Woodland Greens, subject to the twelve recommendations of staff listed above and a thirteenth condition.

13. The stormwater control measures and landscaping along the northern boundary shall be completed with Phase I of the development.

Mr. Muzechuk seconded the motion. The motion passed 4-0.

Application P-2014-0029: Rezoning of 888 and 900 East Franklin Street from B-2 to I-1 Zone Classification - Applicant, Shane Smith

Mr. Rodney shared that Mr. Smith had withdrawn the application for the rezoning of the two lots on East Franklin Street, because he believed that his interests would be better served by maintaining the current zoning.

Unifed Development Ordinance Text Amendment: Parking Fee-in-Lieu Program

Mr. Rodney gave the staff presentation about the proposed Parking Fee-in-Lieu Program that staff had discussed since the Council retreat early in 2014. The goal was to meet long-term needs for additional parking in the APD while giving businesses wanting to locate in the district an additional option for meeting ordinance requirements for the minimum number of parking spaces. The variance process, lease of additional nearby spaces and use of nearby public lots were other possibilities. He stressed that this was a voluntary option available to businesses that already had at least 50% of their needed spaces. It was hoped the program would promote extra uses, protect current historic structures from being razed for parking, and benefit the entire district over the long run.

Planning Commission asked if certain spaces would be designated for the business in return for the fee or whether meters would be considered to raise funds for maintaining parking lots. This ordinance would not designate particular spaces in return for the fee. Mr. Rodney said that meters were not being considered for the area.

Mr. Von Handorf asked if the Board of Architectural Review knew about the program. Mr. Rodney said they had not been given details yet, but were aware a program was being considered.

Ms. Korenyi-Both opened the public hearing. Seeing no speakers, she closed the public hearing.

MOTION: Mr. Briggs made a motion to recommend to Council the approval of the ordinance establishing a Parking Fee-in-Lieu Program for the Architectural Preservation District. Mr. Von Handorf seconded the motion. The motion passed 4-0.

Application P-2014-0030: Record Plan Consolidating the Two Lots at 888 and 900 East Franklin Street – Applicant: Shane Smith, South Dayton Auto and Truck

Mr. Rodney gave the staff report for the consolidation of the two lots into one lot of an appropriate size to be used with B-2 zoning. The subject property was about 2/3 acre at the southwest corner of E. Franklin and S. Suburban Drive. Mr. Rodney stated that the plan was to demolish the building at 888 E. Franklin and occupy the one at 900 E. Franklin as a used car sales office with a vehicle repair shop as a secondary use.

Mr. Chuck Dickerson of 2049 Meadowside Lane, who represented Mr. Smith, stated that this was an example of a private citizen working with government to solve a local problem. Combining the lots allows compliance with the statutes.

Mr. Muzechuk asked whether there would be cars parked on adjacent streets, and Mr. Briggs asked about ownership of the property. The two current owners will be selling to Mr. Smith.

MOTION: Mr. Briggs made a motion to recommend to Council the approval of Application P-2014-0030, a record plan for the consolidation of the parcels at 888 and 900 East Franklin Street. Mr. Von Handorf seconded the motion. No conditions were attached to the approval. The motion passed 4-0.

2015 Planning Commission Submittal Calendar

Mr. Rodney explained changes to the Planning Commission Submittal Calendar resulting from updates to the Unified Development Ordinance earlier in the year. An extra column was added to define the dates Preliminary and Final Development Plans must be submitted, in order to allow more time for review by all the utilities, the fire department and the engineering staff. Instead of 3½ weeks, a lead time of six weeks is required by the ordinance. Another change utilizes the third Tuesday of the month, instead of the second Tuesday for meeting dates changed to accommodate holidays in May and December.

MOTION: Mr. Von Handorf made a motion to approve the 2015 Planning Commission Submittal Calendar, as distributed prior to the meeting. Mr. Muzechuk seconded the motion. The motion passed 4-0.

The 2015 calendar is as follows:

| <u>PDP/FDP Application Deadline</u> (Due at Noon) | <u>All Other Applications Deadline</u> (Due at Noon) | <u>Planning Commission Meeting Date</u> (Held on Last Tuesday of Month except May and December) |
|--|---|---|
| Tuesday, December 16, 2014 | Tuesday, January 6, 2015 | Tuesday, January 27, 2015 |
| Tuesday, January 13, 2015 | Thursday, January 29, 2015 | Tuesday, February 24, 2015 |
| Tuesday, February 17, 2015 | Thursday, March 5, 2015 | Tuesday, March 31, 2015 |
| Tuesday, March 17, 2015 | Thursday, April 2, 2015 | Tuesday, April 28, 2015 |
| Tuesday, April 7, 2015 | Thursday, April 23, 2015 | Tuesday, May 19, 2015 |
| Tuesday, May 19, 2015 | Thursday, June 4, 2015 | Tuesday, June 30, 2015 |
| Tuesday, June 16, 2015 | Thursday, July 2, 2015 | Tuesday, July 28, 2015 |
| Tuesday, July 14, 2015 | Thursday, July 30, 2015 | Tuesday, August 25, 2015 |
| Tuesday, August 18, 2015 | Thursday, September 3, 2015 | Tuesday, September 29, 2015 |
| Tuesday, September 15, 2015 | Thursday, October 1, 2015 | Tuesday, October 27, 2015 |
| Tuesday, October 13, 2015 | Thursday, October 29, 2015 | Tuesday, November 24, 2015 |
| Tuesday, November 3, 2015 | Thursday, November 19, 2015 | Tuesday, December 15, 2015 |
| Tuesday, December 15, 2015 | Tuesday, January 5, 2016 | Tuesday, January 26, 2016 |

COMMUNICATIONS

Mr. Rodney enumerated some items that might be on Planning Commission agendas in the coming months.

The next meeting was scheduled for December 9, 2014 in the Council Chambers at 6:30PM. There being no further business, the meeting was adjourned.


 Ms. Amy Korenyi-Both
 Acting Planning Commission Chair