

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, May 17, 2011

Mr. Gammell called the meeting to order at 7:30 P.M.

Attendance: Mr. Jeffrey Gammell, Mr. Jim Briggs, Mr. Bill Etson, Mr. Jim Durham, Mr. Jim Brunner. Absent: Mr. Clark. Also present: Mr. Steve Feverston, City Planner; Mr. Nathan Cahall, Economic Development Administrator; Mr. John Sliemers, Assistant City Engineer; Mr. Greg Horn, City Manager; Mrs. Julie Weaver, Clerk.

Resident: Joe Harmon.

The purpose of the meeting was to familiarize Planning Commission with progress on the Preliminary Development Plans for Cornerstone North and South and to discuss issues with the Oberer team.

Mr. George Oberer, Jr., President and CEO of Cornerstone Developers, stated that progress had been made on many of the conditions set forth by staff for the Planning Commission meeting on May 3. Three major issues remain – trees, traffic and architecture for the Village Center. In his opinion the traffic consultants need to come together on recommendations for the interstate interchange and the major perimeter roadways. Mr. Oberer suggested bracketing the traffic issue subject to further work and making recommendations on a per phase basis. Phase Two and Phase Three may be flipped on the timeline.

Mr. Feverston stated that two immediate traffic concerns are the frontage and internal improvements on the site and the wider traffic impact for Wilmington Pike and the I-675 interchange. The City has made contact with MVRPC so it may facilitate a meeting between the City and ODOT. Right of way requirements need to be known. The three main issues of traffic, trees, and outlots remain as concerns for Staff.

Mr. Durham stated that the Planning Commission will rely on the recommendations of experts – staff and engineering consultants – to guide the traffic requirements for the parcel, the perimeter streets and the interchange. He suggested taking the issue off the table for the Planning Commission discussion for the evening.

Mr. Cahall asked for guidance as to what point in time the Planning Commission would need the recommendation. Mr. Durham noted that the recommendations for rights of way widths would impact the placement of curbs on Wilmington Pike and Feedwire Road. Placement of curbs also dictates the placement of outlots and internal streets. When asked, Mr. Sliemers stated that the staff has not seen schematics for the plan currently under consideration. Mr. Paul Goodhue of CESO said that the consultants were getting close on the schematics. The phasing of the project is a big hurdle. Everyone wants to have money spent in a way that infrastructure does not have to be redone.

Mr. Gammell asked if staff was comfortable with continuing to work out the overall traffic plan. Mr. Feverston answered in the affirmative.

Right-in access and right-out egress were discussed briefly. Mr. Durham felt that cars could be crossing several lanes of traffic to get to a right-in turn lane. Mr. Feverston declared that stacking can also be a problem, depending on where the first curb cut is inside the parcel. Planning Commission does not want traffic to back up out onto Wilmington Pike or Feedwire Road.

Mr. Oberer stated that if the group could bracket the traffic issue, his other concerns are the City's expectations for the trees and the architecture for the village center. He turned first to the conservation of clusters of trees. Siebenthaler's did a tree inventory as the City had requested, with the report in the booklet dated May 9, 2011. In doing the study, Mr. Robert Siebenthaler was aware of the estimated right-of-way needs for Wilmington Pike and Feedwire Road. Mr. Oberer stated that his plan saved more green space and trees than the plan that had been approved for Bear Creek Capital a few years prior.

Mr. Feverston stated some unease with the report. He pointed out the small sample size at the corner of Wilmington Pike and Feedwire Road where Planning Commission had requested particular attention because the trees are "iconic" to the corner. He showed slides picturing the canopy of trees along Wilmington Pike and Brown Road.

Mr. Brunner entered at this time.

Mr. Greg Smith pointed out that the new street lanes, the mounding, and the sidewalk will require clearing the trees in the perimeter.

Mr. Gammell brought up a shopping area at Sawmill and Hard Road at I-270 in Columbus that had a large wooded lot that had been left undisturbed as the development was built. Mr. Feverston showed an aerial view of it. Following some discussion, Mr. Durham asked Mr. Feverston to find out whether this lot was left intentionally wooded or was just undeveloped as yet. Mr. Durham stated that each new development needs a hook to give it an identity. The best developments have hooks that have distinction and long-term durability.

Mr. Chris Conley stated that the village area, the lake and walkways would have more impact than perimeter trees. Mr. Durham responded that the view of the lake is bounded by the back of a big box store. While the village center is deemphasized from the earlier plan, the hotel is flipped to a more logical place.

Mr. Oberer expressed his frustration that he and the City could not agree on the trees, when he was willing to save significantly more trees than Bear Creek. He needs to build a sustainable development that is economically feasible. He said that he had tried to accommodate the City and was ready for a vote of the Planning Commission.

Mr. Gammell turned the attention of the group to signage. Mr. Feverston stated the expectation that Cornerstone Developers would want pylons defining major tenants at the southeast corner of

the development near the I-675 over pass. Decorative walls with the typical flavor and style of commercial ventures are anticipated.

Mr. Durham asked what signs would be allowed under present regulations for the proposed development. For each of the two parcels there would be a ground sign 6 ft. high with 32 sq. ft of signage per face, 64 sq. ft. total. As outlots develop, they would have similar signs with height adjusted for the setbacks. The face size would remain 32 sq. ft. per face. Mr. Durham pointed out that, in the past, the Council has allowed variances for one large multi-ad sign in exchange for outlot ground signs.

Mr. Conley asked for a clearer definition of what the City wants. Mr. Durham stated that the trees along the stream are wonderful for environmental reasons and because of the uniqueness of the concept. The whole northwest corner of the development is very good, very unique. The City wants durability and long-term quality. This benefits the developer, the community and the City. Mr. Siebenthaler was asked to find something of value in the front corner, although on first view he had not found a cluster or focus point.

Planning Commission asked to see on an overlay of what trees would be left inside the right-of-way on the immediate perimeter along Wilmington Pike and Feedwire Road. Mr. Conley asked for clarification whether the Commission would be willing to trade off trees for mounding. Mr. Gammell stated the desirability of view corridors, offset setbacks, offset parking and clusters of trees. Mr. Robert Siebenthaler said he had looked and did not think that there were viable clusters in the front corner.

Mr. Cahall checked the calendar for submitting the Preliminary Development Plan to City Council. It was determined that a work session on June 2, 2011, at 7:30 p.m. in the Law Library and a special Planning Commission Meeting on Tuesday, June 14, 2011 at 7:30 p.m. in the Council Chambers would be needed to meet deadlines that include advertising public hearings, so that the matter could be before City Council in August.

Mr. Oberer broached the subject of the two-story architecture required for the small stores in the village center. Mr. Durham said that faux two story structures had been built in some cases. Mr. Feverston stated that the overly is form driven, but in some cases it would make more sense to have single story. Mr. Conley noted that the size restrictions would limit interest and eliminate tenants.

Mr. Oberer noted that the T-road entrance to the northerly area had been changed to highlight the pond. Mr. Durham was impressed with the concept that the lake would be seen down the corridor from Wilmington Pike. Mr. Costandi took exception to the statement that the natural area of the pond would face the back of a big box building. The plan calls for a landscaped amphitheater setting. He showed a concept drawing of the area.

Discussion followed concerning the details of the requested overlay showing trees and the right of way line. Mr. Siebenthaler was directed to focus his search for a viable cluster of trees or a landmark tree from the inside of the right of way for about 150 ft. Mr. Siebenthaler stated that he

was doubtful that anything viable would be found in the area. For the next work session, the Planning Commission asked for that to be clearly shown with an overlay on an aerial photo with right-of-way and the spine road defined.

Mr. Feverston noted that Cornerstone Developers were agreeing to switch the building of the Village Center from Phase 3 to Phase 2. The big box stores on the east side of the development will be moved to Phase 3.

Mr. Oberer shared that Sugarcreek Township does not want to maintain the park areas in the development, because of the small size of the department. They recommended checking with the Centerville Washington Park District or forming an owners' association. They would support Centerville taking it over. Mr. Horn asked about a contract with the Sugarcreek Park District assigning tax revenue to the Centerville Washington Park District for the purpose. He felt that the maintenance of the area should be supported by the tax money the development generates.

Mr. Gammell turned the attention of the group to Cornerstone South. Mr. Feverston noted that the plan had changed slightly from that which was last seen. The change was in the placement of the intersection of Miami Valley East Drive with Clio Road. Mr. Sliemers stated that if the intersection was being moved away from the juncture with Possum Run Road, then the placement further north was better, but the curve of the road will require attention to sight distance. Mr. Sliemers felt the details could be worked out.

Mr. Oberer stated that he intended to have mounding at the narrow northern end of the triangle between Clio Road and Possum Run Road to screen the residents to the east. He stated he was willing to work with staff on this matter.

Mr. Cahall noted the change impacted a traffic signal outside Centerville jurisdiction. Mr. Sliemers stated that the traffic signal would be required by the standards of the *Manual on Uniform Traffic Control Devices*, no matter which jurisdiction had ownership. Mr. Conley and CESO are working on required capacities for the street system and are assuming that Clio Road will be a five lane roadway. Mr. Feverston noted that the plan is to build Miami Valley East Drive east to west from Clio Road in phases with a temporary cul-de-sac or a turnaround provided for each phase.

Mr. Cahall, Mr. Feverston and Mr. Oberer briefly discussed platting the rights-of-way and bonding.

There being no further business for the evening, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "Paul Clark", with a large, stylized flourish extending to the right.