

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, January 26, 2010

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

Attendance: Mr. Paul Clark, Mr. Jim Briggs, Mr. John Palcher, Mr. Jeff Gammell and Mr. Jim Durham. Absent: Mr. Mark Leonard and Mr. Jim Brunner. Also present: Mr. Steve Feverston, City Planner, Mr. Ryan Lee, Planner, Mr. John Sliemers, Assistant City Engineer, and Mr. Scott Liberman, City Attorney.

Excuse Absent Members:

MOTION: Mr. Briggs moved to excuse Mr. Leonard and Mr. Brunner from the meeting as both gave prior notice to staff of their absence. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

Mr. Feverston stated the minutes for the Tuesday, November 24, 2009 meeting are still being processed and will be forwarded to Planning Commission for their approval upon completion.

PUBLIC HEARINGS

Mr. Feverston introduced the Unified Development Ordinance (UDO) Amendment. He explained the proposed changes include the correction of inaccurate references, minor document formatting changes, as well as applicable changes to regulations which need to be addressed. He stated that the recommended changes to the code from the previous discussion at Planning Commission have been added to the latest draft. These items include:

- Automobile graveyard - removal from permitted land use table as this is a duplication of a Junkyard/Salvage Yard Use
- Recreational Vehicle Screening - permit the use of a fence for screening
- Non-Residential Lighting Standards - standards for color temperature allowance
- Addition of reference to parking table - establish a maximum of 4 garage spaces for single-family residential.
- Deletion of permit requirement for real estate signage
- Addition of language prohibiting electronic message center signs for single-family and two-family land uses
- Non-Residential Temporary Ground Signs - allowance for multi-tenant properties

Mr. Feverston also addressed changes that were proposed since the last Planning Commission meeting. These items include:

- Residential Overlay Districts - addition of purpose and applicability
- Accessory Building and Use Standards - updated to reflect standards applicable to different land uses/zoning districts based on review of other municipalities' ordinances.
- Building Height Definition - addition of a graphic illustration

Mr. Feverston stated that there were additional changes proposed since the advertised Ordinance Amendment. They are as follows:

- Correction of table reference in Section 5.09 of the UDO.
- Sect. 5.09, D.; strike the word "occupancy" from "building occupancy permit" to read "building permit".
- Table 9.0; R-PD, Residential Planned Development minimum lot size area requirement – add a footnote to reference the Subdividers section of the UDO.
- Corrections to Table 9.1- addition of permitted land uses within industrial and Architectural Preservation District properties, the correction of approval references where applicable, and elimination of land use duplications.
- Inclusion of Index into UDO.

Mr. Clark opened the Public Hearing. There being no speakers, the Public Hearing was closed.

Mr. Palcher asked if night clubs have been eliminated as a permitted use.

Mr. Feverston stated that this amendment corrects a duplication in the land use table and that night club requirements will remain separate from bars and taverns as it is typically a more intensive use.

Mr. Clark asked if the Planning Commission should include the additional UDO changes and index in their recommendation to City Council.

Mr. Liberman stated that the proposed changes can easily be added to the recommendation at this stage and may be condensed to a single ordinance document to be reviewed by City Council.

MOTION: Mr. Briggs moved to recommend approval of the Unified Development Ordinance Amendment Ordinance to City Council as submitted. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Cline Elementary – Application 216, Major Site Plan

Mr. Lee reviewed Application 216, a Major Site Plan submitted by Centerville Schools for Cline Elementary located at 111 Virginia Avenue. The zoning on the property is R-1d, Single-Family Residential, of which a school is a permitted land use. The request is to construct a dedicated bus drop-off lane and eliminate the existing tennis courts on the

site. He explained the purpose of the improvement is to separate the bus traffic from that of the existing parking areas and their corresponding drive aisles.

Mr. Lee stated that the elimination of the tennis courts and addition of the bus drop-off lane will provide more pervious area than had previously existed on site. Therefore additional detention will not be required.

Staff recommended approval of the Major Site Plan subject to the following conditions:

1. Prior to issuance of a Zoning Certificate, a final stormwater drainage plan shall be submitted subject to approval by the City Engineer.
2. Prior to issuance of a Zoning Certificate, the final design of the intersection of the parking lot egress and Virginia Avenue shall be subject to approval by the City Engineer.
3. Prior to issuance of a Zoning Certificate, the final design of the curb ramps shall be subject to approval by the City Engineer.

Mr. Lee stated that the applicant has provided information that seems to satisfy the stormwater drainage and Virginia Avenue intersection issues, but has not provided revisions to the curb ramp plans.

Mr. Matt Franklin, Levin Porter representing the applicant, stated that they were agreeable to the staff recommended conditions of approval.

Mr. Clark asked if consideration had been given to the relocation of the mature trees that currently reside in the proposed bus drop-off area.

Mr. Franklin stated that due consideration had been given to the relocation or replanting of these trees in other portions of the site. He also stated that they will be attempting to salvage mature trees as much as possible.

Mr. Palcher asked where the current and proposed catch basins are located.

Mr. Sliemers showed the Commission the location of the existing catch basins and where the proposed catch basins will be located.

MOTION: Mr. Briggs moved to approve Application 216, a Major Site Plan submitted by Centerville Schools for Cline Elementary located at 111 Virginia Avenue subject to the following conditions:

1. Prior to issuance of a Zoning Certificate, a final stormwater drainage plan shall be submitted subject to approval by the City Engineer.

2. Prior to issuance of a Zoning Certificate, the final design of the intersection of the parking lot egress and Virginia Avenue shall be subject to approval by the City Engineer.
3. Prior to issuance of a Zoning Certificate, the final design of the curb ramps shall be subject to approval by the City Engineer.

Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Planning Commission Submittal Deadline Calendar

Mr. Feverston introduced the submittal deadline calendar for zoning requests going before the Planning Commission for the 2010 calendar year. The deadline is set a month prior to meeting dates and will be posted on the City of Centerville website.

MOTION: Mr. Gammell moved to approve the 2010 Planning Commission Submittal Calendar as submitted. Mr. Palcher seconded the motion. The motion was approved unanimously 5-0.

Other Projects

Mr. Feverston reviewed the status of various projects occurring in the City and interest expressed by developers for projects in the future.

Mr. Clark expressed concern over the lack of regulations pertaining to the screening of outdoor dish antennae when located in the front or side yards of a property.

Mr. Feverston stated the City currently does not currently have regulations for screening of small, dish antennae but that staff would look into the regulation of such items.

Mr. Clark asked staff to verify that there is adequate screening for the rooftop HVAC unit located above the addition to Fairhaven Church currently being constructed.

Mr. Feverston stated that staff would verify that proper screening elements shown on the approved permit sets are as built on site.

Mr. Durham stated that he would be out of town during the next meeting on February 23rd.

There being no further business, the meeting was adjourned.

