

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, March 30, 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, Mr. Jim Brunner and Mr. Jim Durham. Absent: Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner, and Mr. Ryan Lee, Planner.

Excuse Absent Members:

MOTION: Mr. Briggs moved to excuse Mr. Leonard from the meeting as he gave prior notice to staff of his absence. Mr. Brunner seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Palcher moved to approve the Planning Commission Regular Meeting minutes of February 23, 2010, as written. Mr. Brunner seconded the motion. The motion was approved 5-0-1 with Mr. Durham abstaining.

NEW BUSINESS

Centerville-Washington Park District – Major Site Plan

Mr. Feverston reviewed the Major Site Plan application submitted by the Centerville-Washington Park District requesting an expansion of Park District Headquarters located at 221 North Main Street. The larger building addition, 1200 to 1300 square feet, will be located on the southern portion of the existing building, and an approximate 300 square foot addition will be constructed on the west elevation extending to the existing southern building wall. A rain garden will be created on a diagonal direction from the existing building to provide stormwater management.

Staff recommended approval of the application subject to the following conditions:

1. Prior to issuance of the Zoning Certificate, final stormwater drainage and erosion control plans shall be approved by the City Engineering Department in accordance with Article 9.35 of the Unified Development Ordinance (UDO).
2. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures.
3. The contractor shall obtain a right-of-way permit for any work performed in any public right-of-way or easement.

Mr. Briggs asked if trees would be removed from the site in order to accommodate the building expansion.

Mr. Bob Feldmann, Centerville-Washington Park District, stated one (1) tree will be removed, however, it is a tree that is not a healthy specimen and requires a lot of maintenance.

Mr. Clark asked what the rain garden would be comprised of based on the slope of the parcel.

Mr. Patrick Hansford, architect for the project, stated plantings native to the area would be used to drink up the water. Other than just after a rainfall, the basin will be dry based on the safety issues that were considered for the park use.

Mr. Palcher asked if there was a spillover for the basin.

Mr. Hansford stated there is a series of dissipaters to simply slow the water down.

MOTION: Mr. Durham moved to approve the Major Site Plan submitted by the Centerville-Washington Park District for property located at 221 North Main Street subject to the following conditions:

1. Prior to issuance of the Zoning Certificate, final stormwater drainage and erosion control plans shall be approved by the City Engineering Department in accordance with Article 9.35 of the Unified Development Ordinance (UDO).
2. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures.
3. The contractor shall obtain a right-of-way permit for any work performed in any public right-of-way or easement.

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

#### Community Reinvestment Area

Mr. Lee stated that on March 22, 2010, Council adopted an ordinance establishing a Housing Council for properties located in the Architectural Preservation District (APD) as well as the designated Landmark properties within the City. This Council will include 2 members appointed by the Mayor, 2 members appointed by Council, and 1 member of Planning Commission. Those 5 appointed members will then select 2 additional persons to be appointed to fulfill the full 7 positions on the Housing Council. Since Council wants to proceed with appointments to the membership of the Housing Council as soon as possible, staff asked for a volunteer from the Planning Commission to fill this position.

Mr. Briggs indicated he would be willing to serve as a member of the Housing Council.

MOTION: Mr. Durham moved to have Mr. Briggs serve as the Planning Commission representative to the Housing Council. Mr. Gammell seconded the motion. The motion was approved 5-0-1 with Mr. Briggs abstaining.

#### COMMUNICATIONS

Mr. Feverston stated Simms Development is considering modifying their product at Yankee Trace to revise the front and side elevations to include an arch element above the garages and the use of keystone.

Mr. Durham asked if the approved plan required a certain percentage of different building materials.

Mr. Feverston stated there was no requirement concerning percentages contained in the approval.

The members indicated they did not object to the modification to the building elevation as proposed by Simms Development and described by Mr. Feverston.

Mr. Feverston stated a Public Hearing concerning a Rezoning Application for the vacant Sears building on Clio Road has been scheduled for the April 27<sup>th</sup> meeting.

Mr. Feverston informed the members of a future Conditional Use Application to be filed by Dunkin' Donuts requesting a Drive Thru window for their new location within the BP Station at Clio Road and Wilmington Pike.

Mr. Feverston stated a final construction schedule has been submitted for St. Leonards Center as well as the sign package for the project which proposes no changeable copy signs.

Mr. Durham asked the status of the Kroger project.

Mr. Feverston stated it is anticipated the project should begin in August.

Due to a conflict of interest, Mr. Gammell removed himself from the meeting at this time.

Mr. Feverston stated staff has recently had meetings with development representatives for the Chardonay Valley property proposing a new project named Brookstone Terrace which would assemble the existing 10 developed properties and form fee simple lots. The preliminary proposal is to create small neo-traditional lots as developed by Ryan Homes in Yankee Trace. He stated he would prefer a Residential Planned



Development, R-PD, zoning classification which would allow more flexibility in the development of the overall acreage rather than a Single-Family, R-1e, zoning classification.

Mr. Durham stated the developers should be asked what type of overall development they are going to propose and expressed concern since rezoning to an R-PD zoning classification would allow apartments to be constructed.

The members directed staff to schedule an April 13<sup>th</sup> Work Session in order for them to look at the specific proposal.

The members of Planning Commission expressed best wishes to Doug Cline for a speedy recovery concerning his recent medical emergency.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Paul Clark".