

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, September 29, 2009

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jim Brunner; Mr. John Palcher; Mr. Jeff Gammell and Mr. Jim Durham. Absent: Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner, and Mr. Scot Liberman, City Attorney.

Excuse Absent Members:

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

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of April 28, 2009, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Camp Bow Wow - Conditional Use

Mr. Feverston stated the Camp Bow Wow Conditional Use application had been withdrawn since the last regular meeting.

MOTION: Mr. Durham moved to remove the Conditional Use application submitted for Camp Bow Wow from the table. Mr. Brunner seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Centerville Mill - Minor Site Plan (#177)

Mr. Feverston reviewed the Minor Site Plan (Application #177) submitted for Centerville Mill located at 7991 Clyo Road and 80 Compark Road. The zoning on the property is Light Industrial (I-1) with an overlay zoning of Neighborhood Center on a portion of the property. The request is to expand and consolidate the parking areas, provide a new fire lane, construct a new dumpster enclosure, and create a small additional detention pond for the additional paved area. He explained the applicant purchased the property at 80 Compark Road and the City approved a record plan to reconfigure it into one (1) lot with the property fronting on Clyo Road.

Mr. Feverston stated the grass lawn behind the building at 80 Compark Road has been removed and only a gravel surface remains. He stated the intent of the applicant is to open the access to the Compark Road property to create a frontage from Clyo Road. Based on the storage use on the property, the Washington Township Fire Department is requiring an emergency fire lane to connect the parking areas between the properties.

The area next to the propane facility will be paved for the purpose of additional parking as well as a gated, wooden dumpster enclosure on a concrete pad in accordance with the Unified Development Ordinance (UDO). A small landscaped area will be created along Clyo Road at the southernmost access to the site to provide stormwater retention due to the additional pavement to be installed on the site. The primary areas on the site to have the pavement modified are along the rear building wall of the Compark Road building, the dumpster enclosure, and the stormwater retention area. Mr. Feverston stated the Compark Road building is to be modified sometime in the future from what is now a blank concrete wall to create storefronts being accessed from Clyo Road.

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

1. Prior to issuance of the Zoning Certificate, a final stormwater drainage plan shall be submitted subject to approval by the City Engineer.
2. Prior to issuance of the Zoning Certificate, a temporary access agreement shall be recorded at the Office of the Montgomery County Recorder to allow the establishment of a temporary fire lane on 90 Compark Road owned by Ermnio and Angeline Ruffolo subject to approval by the City Attorney.
3. Prior to issuance of the Zoning Certificate, the applicant shall submit plans providing for security lighting for the new parking area subject to approval by the City Planner.
4. A Minor Site Plan shall be submitted, subject to approval by the Planning Commission, for the eventual renovation of the east building wall of 80 Compark Road.
5. The entire parking lot shall be resurfaced in accordance with Section 302.3 of the Centerville Municipal Code subject to staff approval.

Mr. Feverston stated much of the parking area is decaying and crumbling particularly in the back area and the focus of Condition #5 is to have those areas resurfaced to make it uniform and then make it comply with the Municipal Code.

Mr. Gammell asked for clarification on the required temporary access agreement as stated in Condition #2.

Mr. Feverston stated the Fire Department is requiring full emergency access around 80 Compark Road and to the Centerville Mill properties on Clyo Road. The applicant proposed an alternative to establish the fire lane on 90 Compark Road. The Fire Department agreed with the stipulation the temporary fire lane must be fully improved and since it would be off-premise, a legally binding agreement would be required.

Mr. Clark asked for clarification as to what areas of the parking area were the subject to Condition #5.

Mr. Feverston stated based on inspections made by the zoning inspector, the parking areas principally involved extend from the storage building south to the property line along Clys Road.

Mr. Clark asked if there was currently a stop work order on this site as a result of work being done, again, on the property without permits being obtained.

Mr. Feverston stated a stop work order was issued several months ago as a result of incremental improvements being done on the property and the purpose was to have an application submitted prior to any further work being done.

Mr. Brad Judge, Judge Engineering Company representing the applicant, stated they were agreeable to Conditions #1 through #4. He stated it should be stressed the easement for the fire lane will be temporary until the truck dock can be removed from their property. He stated they would like clarification of Condition #5 stating the entire parking lot shall be resurfaced.

Mr. Feverston stated the areas in question are those south of the storage building to Clys Road which are experiencing deterioration. He stated that condition should be subject to staff approval in order to establish exactly what areas should be repaired and resurfaced.

Mr. Durham agreed with Mr. Judge's concern that the entire parking lot encompasses a 5 acre site. He suggested the condition be changed to re-pave areas in the parking lot to be determined by staff and the applicant. If that cannot be agreed to by staff and the applicant, the issue would come back to the Planning Commission for their decision.

MOTION: Mr. Durham moved to approve the Minor Site Plan submitted for the Centerville Mill properties located at 7991 Clys Road and 80 Compark Road subject to the following conditions:

1. Prior to issuance of the Zoning Certificate, a final stormwater drainage plan shall be submitted subject to approval by the City Engineer.
2. Prior to issuance of the Zoning Certificate, a temporary access agreement shall be recorded at the Office of the Montgomery County Recorder to allow the establishment of a temporary fire lane on 90 Compark Road owned by Ermnio and Angeline Ruffolo subject to approval by the City Attorney.
3. Prior to issuance of the Zoning Certificate, the applicant shall submit plans providing for security lighting for the new parking area subject to approval by the City Planner.
4. A Minor Site Plan shall be submitted, subject to approval by the Planning Commission, for the eventual renovation of the east building wall of 80 Compark Road.
5. The parking lot shall be re-paved to the extent agreed to by the City Planner and the applicant.

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

COMMUNICATIONS

Unified Development Ordinance (UDO) - Draft Revision

Mr. Feverston stated the purpose of the draft copy of an amendment to the Unified Development Ordinance (UDO) including clean up some formatting and clerical errors; add provisions for sidewalk sales in the Architectural Preservation District (APD); include a Junk/Salvage Yard as a Conditional Use with a Major Site Plan; and, make a hotel of 5,000 sq. ft. to 50,000 sq. ft. a permitted use in an overlay Neighborhood Center District.

Mr. Durham stated he felt the draft was very hard to read and suggested the draft should show only the specific change in the text.

Mr. Feverston stated a revised draft copy will show strike outs of what is to be changed and additions in italics.

The members agreed that method would be acceptable.

Mr. Feverston stated one revision being considered is that of landscaping requirements. This issue came about as a result of the replacement of landscaping at the Skyline Restaurant located on South Main Street. After reviewing the standards for this particular site, staff felt the number of plantings required were extreme and perhaps revisions to the UDO should be considered.

The members agreed staff should research the regulations of other jurisdictions in order to make some adjustments in the City's current standards.

Other Projects

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

There being no further business, the meeting was adjourned.

*Paul Clark*