

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, October 28, 2008

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

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

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of August 26, 2008, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Cornerstone South, Sec. 1 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Cornerstone South, Sec. 1, located south of I-675, east of Wilmington Pike and west of Possum Run Road. The purpose of the plan is to create 3 lots on the 71.4821 acre parcel zoned Office Planned Development, O-PD. Public improvements, the construction of Miami Valley East Drive, are a part of this Record Plan. The 2 lots situated on the south side of Miami Valley East Drive are for the Lifecare health facility and a medical building. A larger lot is being created on the north side of the street for future office development. The plan also shows the public right-of-way for Miami Valley East Drive bisecting the property as well as the existing highway easement for Clyo Road with the extension of right-of-way connecting to Possum Run Road. Clyo Road is a separate joint project as well as the improvement to Possum Run Road that will end in a cul-de-sac configuration.

Mr. Feverston stated reviews of this project were received from the utility companies that are requesting additional easements along the highway as well as along the north property abutting the Five Seasons facility to the east.

Staff recommended approval of the Record Plan subject the following conditions:

1. Miami Valley Drive East shall be extended east to intersect Possum Run Road subject to approval by the City Engineer.
2. Possum Run Road north of the intersection of Miami Valley East Drive shall be improved and right-of-way dedicated in accordance with the approved Cornerstone South Major Use Plan at the time when Lot 3 is developed or subdivided or Clyo Road is constructed, whichever comes first, subject to approval by the City Planner.
3. All new public streets that are approved as a part of the Cornerstone South Major Use Plan shall be dedicated and constructed at the time when Lot 3 is developed or subdivided.

4. A 30 foot wide utility easement shall be established along the west side of the Clyo Road Highway Easement and along the north property line from Clyo Road to I-675 subject to approval by the City Planner.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Greene County Sanitary Engineer.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency and firefighting purposes shall be provided.
7. In lieu of completion of the required improvements prior to the recording of this plat, a performance bond in an amount equal to the required public improvements shall be posted by the developer with the City subject to approval by the City Engineer and a subdivider's agreement entered into with the City by the developer.
8. The applicant shall provide review and inspection fees in the amount subject to approval by the City Engineer.

Mr. Clark asked if the utility lines to be located along I-675 would be located underground.

Mr. Feverston stated the City wants all the utilities that can be located underground in that area to be installed underground.

Mr. Palcher asked when the extension of Clyo Road would be constructed.

Mr. Feverston stated that portion of roadway is not in the City's jurisdiction and, therefore, we will have no control on its construction.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Cornerstone South, Sec. 1, to Council subject to the following conditions:

1. Miami Valley Drive East shall be extended east to intersect Possum Run Road subject to approval by the City Engineer.
2. Possum Run Road north of the intersection of Miami Valley East Drive shall be improved and right-of-way dedicated in accordance with the approved Cornerstone South Major Use Plan at the time when Lot 3 is developed or subdivided or Clyo Road is constructed, whichever comes first, subject to approval by the City Planner.
3. All new public streets, except Clyo Road, that are approved as a part of the Cornerstone South Major Use Plan and are not shown on this Record Plan, shall be dedicated and constructed at the time when Lot 3 is developed or subdivided.

4. A 30 foot wide utility easement shall be established along the west side of the Clyo Road Highway Easement and along the north property line from Clyo Road to I-675 subject to approval by the City Planner.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Greene County Sanitary Engineer.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency and firefighting purposes shall be provided.
7. In lieu of completion of the required improvements prior to the recording of this plat, a performance bond in an amount equal to the required public improvements shall be posted by the developer with the City subject to approval by the City Engineer and a subdivider's agreement entered into with the City by the developer.
8. The applicant shall provide review and inspection fees in the amount subject to approval by the City Engineer.

Mr. Gammell seconded the motion. The motion was approved unanimously 7-0.

South Suburban Commercial Plat, Sec 3 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for South Suburban Commercial Plat, Sec. 3, located on South Suburban Road establishing one (1) lot on the 7.879 acre parcel for the purpose of combining existing lots and a utility easement dedication for the future site of the City's new Public Works facility.

Staff recommended approval of the Record Plan subject to the following condition:

1. The existing 5 foot wide utility easement along South Suburban Road shall be extended to the south property line.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for South Suburban Commercial Plat, Sec. 3, to Council subject to the following condition:

1. The existing 5 foot wide utility easement along South Suburban Road shall be extended to the south property line.

Mr. Leonard seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Review of Planning Commission Rules of Procedure

The members discussed the existing Planning Commission Rules of Procedure which were adopted in 2001. They determined the only change should be to rename the "Chairman" to "Chair" and "Vice Chairman" to "Vice Chair".

MOTION: Mr. Brunner moved to approve the Planning Commission Rules of Procedure subject to the following change:

1. The words "Chairman" should be changed to "chair" and "Vice Chairman" changed to "Vice Chair".

Mr. Gammell seconded the motion. The motion was approved unanimously 7-0.

Political Signs

Mr. Feverston stated staff is preparing a draft ordinance to regulate political signs to be forwarded to Planning Commission before the end of 2008.

Mr. Durham asked if the ordinance should be made part of the UDO document.

Mr. Liberman stated Council does not want to delay the process of adopting the UDO document so it will be an amendment to that document.

Mr. Feverston stated the public hearing for the UDO has been scheduled to be heard on December 15, 2008. Council has requested to meet with the Planning Commission members prior to that date to discuss the proposed document. The members indicated they would advise staff of their availability.

Council has voiced their desire for a sunset provision concerning recreational vehicles. Mr. Liberman stated the Charter states an inclusion of that magnitude in the UDO document would require it to be sent back to the Planning Commission.

Various Projects

Mr. Feverston stated Kroger is in the process of satisfying the conditions of approval for the project in order to file permit applications.

The City applied for Issue 2 Funds for the construction of Sheehan Road which, if funded, would allow the improvement project of SR 48 and Sheehan Road to be completed as one (1) project.

St. Leonard's will submit a Special Approval application under the new UDO document.

There being no further business, the meeting was adjourned.

