

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, July 10, 2001

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Jack Kindler; Mr. Joseph Weingarten; Mr. Rand Oliver; Mr. James Briggs; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the minutes of the May 3, 2001, Planning Commission Work Session, with the following changes: The date of the meeting shall be changed from "Tuesday" to "Thursday"; and, the spelling of the word "palettes" shall be corrected on Page 2. Mr. Hansford seconded the motion. The motion was approved 5-0-2 with Mr. Oliver and Mr. Weingarten abstaining.

MOTION: Mr. Hansford moved to approve the minutes of the May 8, 2001, Planning Commission Regular Meeting, as written. Mr. Briggs seconded the motion. The motion was approved 6-0-1 with Mr. Pluckebaum abstaining.

MOTION: Mr. Oliver moved to approve the minutes of the June 12, 2001, Planning Commission Work Session, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Feverston stated the GIS/Ortho photos have been received which were flown approximately one (1) year ago. The information is being reviewed and will be available for use in the near future.

Penney Satellite, 6236 Far Hills Avenue, has requested a Minor Amendment to their Special Approval application approved by the Planning Commission for a building addition. The request is to replace the existing windows on the front elevation with E.I.F.S. panels since the windows are blackened out on the inside of the building.

Planning Commission felt the request was consistent with the architectural elements used on the building and, therefore, would be appropriate. They directed staff to approve the request.

Mr. Feverston stated that seven (7) RFP's had been received for the Comprehensive Plan which are now being reviewed by staff. He indicated that interviews will be scheduled with the top three (3) firms in the near future.

NEW BUSINESSWalnut Creek - Record Plan

Mr. Feverston reviewed the Record Plan for Walnut Creek located north of Alex-Bell Road and west of Whites Corner Road. The 15.746 acre parcel is zoned R-1c, Single-Family Residential, and proposes 30 single-family lots. Staff recommended a fee-in-lieu of parkland dedication for this particular subdivision.

City Council reviewed an appeal filed by the Cheltenham Homeowners Association, whose property abuts this proposed subdivision, requesting Hingham Lane be a through street to Whites Corner Road, rather than a cul-de-sac as approved by the Planning Commission. Council modified the Planning Commission decision to permit the extension of Hingham Lane from its current terminus through to Whites Corner Road. Further, Council will hold a public hearing at their next regular meeting to review the rezoning of a small portion of land to be located in a reserve area of the Walnut Creek subdivision.

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

1. The .887 acre portion of this parcel is currently zoned B-2, General Business, must be rezoned to R-1c, Single-Family Residential, by City Council.
2. In lieu of requiring improvements to Alexandersville-Bellbrook Road that include an additional lane of pavement, curb, gutter, sidewalk, and stormwater drainage, the developer shall place monies in escrow with the City that represents an estimate for these improvements with the amount to be determined by the City Engineer.
3. The final intersection design of Whites Corner Road and Hingham Lane shall be subject to approval by the City Engineer.
4. All street names shall be subject to approval by the Planning Department. The names Knolltop and Tree Line are either duplicate or conflicting names in Montgomery County.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.

8. Prior to any construction, grading or adding fill material on this property, a silt fence or other construction barrier shall be installed by the developer at the drip line of the tree canopy and maintained in a workmanlike condition at all times and remain in place until all construction is complete, the slopes are established, seeded and mulched.
9. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with Ordinance 15-86, an Ordinance which establishes parkland dedication or fees-in-lieu requirements for residential subdivisions or developments.

Mr. Ralph Amos, project engineer, and Mr. Fred Poley, developer, were present for the review of the project.

Mr. Hansford asked if a fire hydrant spacing standard could be established so developers would be aware of that specific standard prior to the review of the plat by the City.

Mr. Hoffman stated the spacing is determined by the Fire Department which has a maximum of a 500 foot spacing and Montgomery County Sanitary which has requirements based on the design of the system.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Walnut Creek, to Council subject to the following conditions:

1. The .887 acre portion of this parcel is currently zoned B-2, General Business, must be rezoned to R-1c, Single-Family Residential, by City Council.
2. In lieu of requiring improvements to Alexandersville-Bellbrook Road that include an additional lane of pavement, curb, gutter, sidewalk, and stormwater drainage, the developer shall place monies in escrow with the City that represents an estimate for these improvements with the amount to be determined by the City Engineer.
3. The final intersection design of Whites Corner Road and Hingham Lane shall be subject to approval by the City Engineer.

4. All street names shall be subject to approval by the Planning Department. The names Knolltop and Tree Line are either duplicate or conflicting names in Montgomery County.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
8. Prior to any construction, grading or adding fill material on this property, a silt fence or other construction barrier shall be installed by the developer at the drip line of the tree canopy and maintained in a workmanlike condition at all times and remain in place until all construction is complete, the slopes are established, seeded and mulched.
9. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with Ordinance 15-86, an Ordinance which establishes parkland dedication or fees-in-lieu requirements for residential subdivisions or developments.

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

Yankee Trace, Sec. 27 - Record Plan

Mr. Weingarten removed himself from the meeting at this time due to a conflict of interest.

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 27, located along Yankee Trace Drive south of Club View Drive and Vintage Green Drive west of Paragon Road. Section 27 incorporates Parcels 27 and 30 which were approved by the Planning Commission on May 8, 2001. The zoning on the 11.585 acre parcel is R-1c, Single-Family Residential, on which 27 "villa" lots are proposed for a density of 2.33 dwelling units per acre.

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

1. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
5. The labeling of the "eyebrow" roads as private drive H and I shall be deleted from the record plat as they are public streets.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan stating there was no objection to the staff recommendations as outlined.

Mr. Pluckebaum asked if there would be confusion with vehicular traffic entering from Paragon Road based on the location of the first "eyebrow" street stating the plan makes it appear traffic flow is directed to that area.

Mr. Hoffman stated he was not concerned with the traffic pattern as the construction drawings show more detail of the amount of offset from the main roadway. When construction is complete, there should be no question as to the direction vehicular traffic should advance.

Mr. Russ Kross, 1085 Yankee Trace Drive, asked for assurance that all construction traffic would have access from Paragon Road only.

When asked by the members of Planning Commission, Mr. Farquhar stated Council could place a restriction for construction traffic to access from Paragon Road only for all new construction of Parcels 26 through 30 including the 6 golf holes at their time of Record Plan review.

Mr. Durham suggested access to Lot 642, located on the corner of Paragon Road and Vintage Green Way, should be restricted to Vintage Green Way.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 27, to Council subject to the following conditions:

1. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
5. The labeling of the "eyebrow" roads as private drive H and I shall be deleted from the record plat as they are public streets.
6. A covenant be placed on the record plat that limits vehicular access for Lot 642 to Vintage Green Way only.

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

Planning Commission Rules of Procedure

Mr. Weingarten returned to the meeting at this time.

The members of Planning Commission reviewed the revisions made to the Planning Commission Rules of Procedure.

MOTION: Mr. Oliver moved to approve the Planning Commission Rules of Procedure as written. Mr. Weingarten seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

