

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, August 14, 2001

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. James Briggs; Mr. Richard Pluckebaum; Mr. Joseph Weingarten. Absent: Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Greg Horn, City Manager.

Excuse Absent Members:

MOTION: Mr. Oliver moved to excuse Mr. Kindler from the meeting as he gave staff prior notice of his absence due to an out-of-town conference. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission minutes of July 10, 2001, as written. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

McDonald's Restaurant - Sign Area/Height Variance

Mr. Feverston advised the members that he had received no verbal or written communication in response to correspondence sent on April 16, 2001, concerning termination of the Variance application for the McDonald's Restaurant located at 6004 Far Hills Avenue. Several telephone calls have been placed, as well, with no success.

The members of Planning Commission felt that since this issue has been on the table for over two (2) years, action should be taken.

MOTION: Mr. Hansford moved to remove the Sign Area/Height Variance submitted for McDonald's Restaurant, 6004 Far Hills Avenue, from the table. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Hansford moved to deny the Sign Area/Height Variance request submitted for McDonald's Restaurant, 6004 Far Hills Avenue. Mr. Oliver seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESSYankee Trace, Sec. 25 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 25, located north of Yankee Trace Drive and east of Bethany Commons. The zoning on the 12.643 acre parcel is R-1c, Single-Family Residential. Planning Commission approved the preliminary plan for this section previously, however, at that time only 18 lots were proposed each having a 35 foot setback. Twenty-two (22) lots are now proposed for this section for a density of 1.74 dwelling units per acre which does satisfy the requirements approved in the overall Master Plan for the golf course community. Front yard setbacks vary from 25 feet to approximately 60 feet.

Mr. Feverston stated staff is concerned with the inconsistency of the front yard setback dimensions throughout this particular section. Further, staff felt the rear yard setbacks on Lots 606, 607 and 608 should be 50 feet in order to preserve as many trees as possible in this area of the subdivision.

Mr. Feverston stated Council was concerned with the private street created to serve Lots 607, 608 and 609. He stated a revision to the plan should be made to reconfigure Lots 607 and 608 to provide additional frontage to the cul-de-sac street. This reconfiguration would eliminate Lot 609. There was no discussion concerning the front yard setbacks proposed for this section.

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

1. Lot 609 shall be eliminated from the Record Plan.
2. Lots 607 and 608 shall be reconfigured to provide frontage for Lot 608 to Street "A" subject to approval by the Planning Department.
3. Lots 598 through 607 shall have a minimum front yard setback of 35 feet and Lot 608 shall have a minimum front yard setback of 60 feet.
4. The minimum rear yard building setback for Lots 606, 607 and 608 shall be 50 feet. The minimum rear yard building setback for the west lot line of Lot 608 shall be 30 feet.
5. All side yard building setbacks shall be a minimum of 10 feet.
6. In accordance with the approved Residential Cluster Development, the cul-de-sac end of "Street A" shall be modified to include a reserve area in the center subject to approval by the City Planner.
7. A final grading and stormwater drainage plan shall be subject to approval by the Engineering Department.

8. Final name for the public street shall be subject to approval by the Planning Department.

Mr. Durham asked if Council voiced any concern with some of the small lots in this section and their reduced front yard setbacks. He stated further that he did not feel this was a good plan as the lots proposed are a mix of lot styles which does not allow it to fit together very well.

Mr. Pluckebaum stated he was very concerned with the inconsistent front yard setbacks used for 22 lots. He indicated he felt the setbacks should be uniform to avoid any confusion in the future. He stated further that Lots 600 and 601 would be restricted based on the size of the retention basin in the rear yards of those lots.

Mr. Feverston stated staff was considering making the detention basin longer and more narrow to provide adequate space for the building pad areas on those lots.

Mr. Jim Kiefer, Great Traditions, stated that the setbacks would be too restrictive should they be changed for the consistency the Planning Commission was considering. He stated if Lots 600 and 601 would have a 30 foot setback, the remainder of the specified setbacks would be possible. Mr. Kiefer stated he was somewhat dismayed with the changes in the setbacks being considered by the Planning Commission since this plan was reviewed in concept during a work session and no concern was raised.

Mr. Durham stated the members possibly overlooked the setbacks at that time, however, consistency must be maintained or it will create an enforcing problem for staff in the future.

Mr. Oliver stated the members have already granted a setback variance due to setback inconsistencies in another section of Yankee Trace when the homeowner made an addition to the existing garage. The situation resulted in the placement of the original structure on the lot with an intent to construct additional garage space without knowledge that particular lot had a different setback. He stated that was an example for the need of consistent setbacks.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 25, to Council subject to the following conditions:

1. Lot 609 shall be eliminated from the Record Plan.
2. Lots 607 and 608 shall be reconfigured to provide frontage for Lot 608 to Street "A" subject to approval by the Planning Department.
3. All lots shall have a minimum front yard setback of 35 feet except Lots 597 and 608 which will have front yard setbacks determined by staff.
4. The minimum rear yard building setback for the west lot line of Lot 608 shall be 30 feet.

5. All side yard building setbacks shall be a minimum of 10 feet.
6. In accordance with the approved Residential Cluster Development, the cul-de-sac end of "Street A" shall be modified to include a reserve area in the center subject to approval by the City Planner.
7. A final grading and stormwater drainage plan shall be subject to approval by the Engineering Department.
8. Final name for the public street shall be subject to approval by the Planning Department.

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

Silvercreek Estates, Sec. 6 - Release of Maintenance Bond/Reduction of Sidewalk Bond

Mr. Feverston stated the City Engineer has recommended the one-year Maintenance Bond for Silvercreek Estates, Sec. 6, be released due to the length of time from actual completion of the final course of asphalt paving to acceptance action by Washington Township and the City of Centerville (over one year). Further, it is recommended the Sidewalk Bond be reduced to \$4,900 which will cover the installation on Lots 47, 54, 57 and the rear of an existing developed lot of a previous subdivision. Washington Township waived the sidewalk requirement along Yankee Crossing (formerly Gita Lane).

MOTION: Mr. Briggs moved to release the one-year Maintenance Bond for Silvercreek Estates, Sec. 6, and reduce the Sidewalk Bond to \$4,900. Mr. Oliver seconded the motion. The motion was approved unanimously 6-0.

Estates of Silvercreek, Sec. 2 - Release of Maintenance Bond/Reduction of Sidewalk Bond

Mr. Feverston stated the City Engineer has recommended the one-year Maintenance Bond for the Estates of Silvercreek, Sec. 2, be released due to the length of time from actual completion of the final course of asphalt paving to acceptance action by Washington Township and the City of Centerville (over one year). Further, it is recommended the Sidewalk Bond be reduced to \$5,500 to cover the installation of sidewalk on remaining unbuilt lots within this section.

MOTION: Mr. Briggs moved to release the one-year Maintenance Bond for the Estates of Silvercreek, Sec. 2, and reduce the Sidewalk Bond to \$5,500. Mr. Oliver seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

