

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 28, 2000

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

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Jack Kindler. Absent: Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert A. Hoffman, City Engineer; Mr. F. William Stamper, Economic Development Administrator.

Motion to Excuse:

MOTION: Mr. Hansford moved to excuse Mr. Pluckebaum from the meeting as he gave staff prior notice of his absence. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Work Session minutes of March 14, 2000, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of March 14, 2000, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

RETS Tech Center - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application filed by RETS Tech Center for property located on the northeast corner of Alex-Bell Road and Loop Road. The zoning on the 13.34 acre parcel is Business Planned Development, B-PD. The request is to amend the approved Master Plan to permit a second access driveway onto Loop Road.

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

1. The driveway onto Loop Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants, traffic conditions change, increase in trip generations as a result of intensive development of the remainder of this parcel and/or access is requested opposite this driveway onto Loop Road.
2. The final design shall be subject to approval by the City Engineering Department.

Mr. Durham asked how the City could change the access from full movement at a later date.

Mr. Farquhar stated that although this is given as information only to the applicant at the present time, a change could be made at any time by the City in the form of a traffic order.

Mr. Durham opened the public hearing. There being no speakers, the public hearing was closed.

MOTION: Mr. Kindler moved to recommend approval of the Major Use Special Approval application submitted by RETS Tech Center for property located on the northeast corner of Alex-Bell Road and Loop Road to Council subject to the following conditions:

1. The driveway onto Loop Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants, traffic conditions change, increase in trip generations as a result of intensive development of the remainder of this parcel and/or access is requested opposite this driveway onto Loop Road.
2. The final design shall be subject to approval by the City Engineering Department.

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Resurrection Lutheran Church - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted for Resurrection Lutheran Church located at 1300 Norwich Lane. The zoning on the 1.989 acre parcel is Office Planned Development, O-PD. He stated that an application has previously been approved to expand the church building and parking area. The purpose of this application is to amend the approved Master Plan to permit an access driveway onto Alex-Bell Road. Access is currently limited to and from Norwich Lane which was a condition of the zoning classification on the property at the time of the original development. That zoning classification in 1983, Entrance Corridor, did not permit direct access to individual developments along main thoroughfares.

The City Engineer is comfortable with the access provided the location is shifted as far east as practical to allow median to be developed and maintained along Alex-Bell Road.

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

1. The driveway onto Alex-Bell Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants or traffic conditions change.

2. The final design shall be coordinated with the City which may include shifting the drive towards the east property line.

Mr. Durham opened the public hearing.

Mr. William Lawson, 1401 Muirfield Court, stated that he did not object to the access to Alex-Bell Road, but would like to have the access at Norwich Lane gated in some fashion to prohibit through traffic between the two roadways as his residence is adjacent to the existing parking area. Traffic currently enters the area with the intent of cutting through to Alex-Bell Road only to discover access is not available. He did state, however, that he did not understand why this property needed access to Alex-Bell Road when the business properties directed west did not have direct access to the thoroughfare.

Mr. Craig Herrig, 490 Merrick Place and Chairman of the Building Committee for the Church, stated the purpose of their request is to allow easy, direct access to their facility from Alex-Bell Road for newcomers, as well as emergency vehicles needing to respond to situations in the shortest amount of time. The Fire Department has agreed, according to Mr. Herrig, that direct access from Alex-Bell Road could make a difference in emergency situations. He stated that the intent of the Church is to gate the entrance at Norwich Lane to avoid any through traffic problems that could occur in the future as a result of the new access.

There being no other speakers, Mr. Durham closed the public hearing.

The members of Planning Commission discussed the issue of gating the access at Norwich Lane and whether it should be a condition of approval by the City.

Mr. Hansford and Mr. Kostak agreed that there are many situations with a problem of through traffic because a gate is not place; however, the City should not be responsible to require traffic control on private property. It is clear the applicant and neighbor desire the gated access at the Norwich Lane, however, it should not be a requirement of the approval process.

Mr. Durham stated that even though both parties agree on the gate issue at this time, if the Church determined to remove the gate at some point in time and neighbors objected, there would be no requirement to deny its removal.

MOTION: Mr. Kostak moved to recommend approval of the Major Use Special Approval application for Resurrection Lutheran Church, 1300 Norwich Lane, to Council subject to the following conditions:

1. The driveway onto Alex-Bell Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants or traffic conditions change.

2. The final design shall be coordinated with the City which may include shifting the drive towards the east property line.

Mr. Hansford seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

COMMUNICATIONS

Mr. Feverston stated that staff will walk the proposed Holiday Inn Express site to view the buffer area and determine what type of mounding might be appropriate and best suited along the west property line.

The members of Planning Commission stated that their main concern is vehicle headlights spilling onto the neighboring properties and how we can best protect them.

Mr. Feverston stated that Mr. Bill Stamper, Economic Development Administrator, is retiring in June. The members of Planning Commission thanked Mr. Stamper for his staff assistance as well as his helpful involvement with the business community.

Mr. Feverston stated that Ms. Cheri Williams had submitted her resignation from the Planning Commission effective March 27, 2000, leaving an immediate vacancy on the Commission.

Mr. Jack Kostak, Vice-Chairman and member for the past seven years, was presented a plaque for his dedicated service to the City as this was his last meeting as a member of the Planning Commission. Mr. Durham thanked Mr. Kostak for his many contributions and expressed the loss of his expertise that will be greatly missed.

There being no other business, the meeting was adjourned.

