

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, January 11, 2000

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

Attendance : Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Rand Oliver. Absent: Ms. Cheri Williams. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

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

Approval of Minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission Regular Meeting minutes of November 30, 1999, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Hansford moved to approve the Planning Commission Work Session minutes of December 14, 1999, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of December 14, 1999, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Feverston stated the APA Conference will be held in New York City this April. One member of Planning Commission and one staff member have been approved by Council to attend the Conference this year.

Mr. Durham stated interested members that have not attended a conference should be considered by seniority as a member of the Planning Commission.

Mr. Feverston stated that Mr. Jack Kindler has been selected by Council to fill the position on the Planning Commission.

Improvements have begun on the old K-Mart site on the northeast corner of Main Street and Spring Valley Road. The south elevation of the building will be completed first to provide occupancy space for the Kyle Kramer Fitness Center.

A City initiated rezoning of the Nearing property located along Clyo Road will be scheduled for public hearing on February 8th, and a Variance application for property located at 55 North Main Street has been filed for fencing material to be heard on February 8th as well.

PUBLIC HEARINGS

RETS Technical Center - Sign Variance

Mr. Feverston reviewed the Variance submitted by Michael LeMaster, owner of the property located on the northeast corner of Alex-Bell and Loop Roads, currently zoned Business Planned Development, B-PD. The request is to erect a single directional sign at the north driveway onto Loop Road for a maximum of five (5) tenants on this 3.6 acre property. The permitted sign area is 2 square feet per face and the applicant is seeking 15 square feet of sign area per face.

Mr. Feverston stated that the applicant has submitted two variations of the sign, the difference being in the height of the sign base. One base is 30 inches and the second is a 15 inch base. Staff felt the shorter base would reflect a better visual balance on the property.

The restricted access to this site, limited to a single access drive off of Loop Road, creates a practical difficulty for the property owner which is not self-imposed. In order for the property owner to make reasonable use of the land, a joint directional sign that will be visible from Loop Road is necessary. The request for a maximum of 15 square feet per sign face is, in the opinion of the staff, the minimum variance that will accomplish this purpose. Variances of this nature have been granted for other B-PD parcels in the City.

Staff recommended approval of the Variance request to permit a single directional sign with a maximum sign area of 15 square feet per sign face, for any and all uses on the site. The sign shall conform to all other applicable requirements of the Zoning Ordinance.

Mr. Durham opened the public hearing.

Mr. Skip Schafer, Commercial Realty and representative of the applicant, stated that the issues have been discussed many times, and the only new issue to add is Just Saab will submit a site plan in the near future for Planning Commission review.

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

Mr. Hansford stated he would prefer the based of the sign to 16 inches which is a coarse of masonry.

MOTION: Mr. Hansford moved to approve the Variance requested by Michael LeMaster to permit a single directional sign with a maximum area of fifteen (15) square feet per sign face, that the sign base be no greater than sixteen (16) inches in height, and the sign meet all other applicable standards in the sign ordinance. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Bethany Commons at Yankee Trace - Record Plan

The Bethany Commons at Yankee Trace is located north of Yankee Trace Drive and east of Yankee Street on a 44.277 acre parcel of land zoned R-1c, Single-Family Residential, and approved by City Council as part of the Lifestyle Community Overlay for the Yankee Trace Golf Community.

Mr. Feverston stated that approximately one (1) year ago, the City approved a Record Plan for Bethany Commons, Section 1. Once the developers got to the approval phase with Montgomery County, they had conflicts with water and sanitary sewer lines which has necessitated them to return with a Revised Record Plan which plats the entire acreage as a single lot. The original plat was approximately 19 acres. The Revised Record Plan would establish and record utility easements, storm water easements as well as the right-of-way for Yankee Street.

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

1. The new right-of-way line for Yankee Street shall be labeled on the Record Plan.
2. The easement labeled as a private access and utility easement shall be labeled in a manner that permits the City access to the retention/detention basins for emergency purposes subject to approval by the City Attorney.
3. A storm sewer easement, generally within the proposed sanitary sewer easement, shall be labeled on the record plat for those storm sewers that convey off-site stormwater through this property subject to approval by the City Engineer.
4. Yankee Trace Drive shall be improved to eliminate the stubbed street on the round-about and construct curbing to finish the edge of the street. This improvement may be deferred to the time when the zoning plan for this southeastern portion of the development is approved by the Planning Commission.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond or irrevocable letter of credit in the amount of \$130,000 shall be posted by the developer with the City of Centerville.

Planning Commission agreed there were basically were no changes in the plan since it was last reviewed and recommended for approval.

MOTION: Mr. Kostak moved to recommend approval of the Revised Record Plan for Bethany Commons at Yankee Trace to Council subject to the following conditions:

1. The new right-of-way line for Yankee Street shall be labeled on the Record Plan.
2. The easement labeled as a private access and utility easement shall be labeled in a manner that permits the City access to the retention/detention basins for emergency purposes subject to approval by the City Attorney.
3. A storm sewer easement, generally within the proposed sanitary sewer easement, shall be labeled on the record plat for those storm sewers that convey off-site stormwater through this property subject to approval by the City Engineer.
4. Yankee Trace Drive shall be improved to eliminate the stubbed street on the round-about and construct curbing to finish the edge of the street. This improvement may be deferred to the time when the zoning plan for this southeastern portion of the development is approved by the Planning Commission.
5. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond or irrevocable letter of credit in the amount of \$130,000 shall be posted by the developer with the City of Centerville.

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

H. R. Office Park (Partial Replat of Sec. 3, Lot No. 6) - Record Plan

Mr. Feverston review the Record Plan for H. R. Office Park located along the west side of Dayton-Lebanon Pike, south of Sheehan Road. This replat of Section 3, Lot 6, is the result of the development of the Goddard School project proposed on the southernmost lot of the plat, to be divided into two (2) lots. The zoning on the 2.224 acre parcel of land is B-1, Neighborhood Business. As a part of the original approval of the Record Plan, H. R. Office and Goddard School were obligated to construct all of the private access roads that would lead and provide direct vehicular access to this property. Most of the issues have been completed with the original plan. The purpose of the replat is to provide one (1) lot for Goddard School and the northern portion of that lot for a future office or retail facility.

Staff recommended approval of the Record Plan as submitted.

The members of Planning Commission felt there were no concerns of issues with the replat as proposed.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for H. R. Office Park, Section 3, as submitted. Mr. Oliver seconded the motion. The motion was approved unanimously 5-0.

Waterbury Woods, Sec. 5 and 6 - Release of Performance Bonds

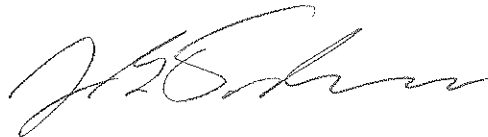
Mr. Feverston reviewed the City Engineer's recommendation to release the performance bonds for Waterbury Woods, Sec. 5 and 6. The developer has requested a waiver of the \$5,000 Maintenance Bond requirement as both sections have been finished with final lift of asphalt more than 12 months ago and any defects that would come under the One-Year Maintenance Bond would be apparent today.

Inspection of the improvements shows no need for repairs, and both sections have been accepted for maintenance by Washington Township; therefore, the condition of the Maintenance Bond may be waived.

MOTION: Mr. Pluckebaum moved to Release the Performance Bond for Waterbury Woods, Sec. 5, as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Oliver moved to Release the Performance Bond for Waterbury Woods, Sec. 6, as requested. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a city official, positioned below the text of the meeting's adjournment.

