

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, October 12, 1999**

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

Attendance : Mr. James Durham; Mr. Patrick Hansford; Ms. Cheri Williams; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. Richard Tompkins. Absent: Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Motion to Excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Oliver from the meeting as he gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of September 28, 1999, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Tompkins abstaining.

COMMUNICATIONS

Mr. Feverston stated the draft sign ordinance revisions had been distributed to each member of Planning Commission and asked if those changes to allow permanent ground identification signs in residential subdivisions were accurate.

Mr. Durham and Mr. Hansford agreed the revisions were as directed by the members.

Mr. Pluckebaum and Ms. Williams indicated they did not feel revisions should be made to allow identification signage for residential projects.

Mr. Durham stated that in viewing identification signs throughout the City, if constructed with the proper landscaping, they add an architectural element to the projects.

The members of Planning Commission directed staff to forward a final draft ordinance to Council for their review and determine if it is something they would consider.

UNFINISHED BUSINESS

Carousel Systems, Inc. (Goddard School) - Planning Commission Special Approval

Mr. Feverston reviewed the revised site plan submitted by Carousel Systems for Goddard School to be located along Dayton-Lebanon Pike south of Sheehan Road. The zoning on the 2.224 acre parcel is B-1, Neighborhood Business, which allows the development of a day care center as a permitted use. The parking lot configuration has been revised to include 35 spaces which satisfies the parking requirement and also includes the 8.5% landscaping requirement to be turned internally to break up the pavement surface.

There is a tree line along the south and west property lines which includes hackberry, hawthorn and buckeye trees. The site slopes west to east, with drainage retention to be located on the southeast portion of the site.

The revised building elevations propose a modified hip roof toward the front as well as to the side breaking up the roof mass. The applicant is using a projecting architectural elements to the north and south side elevations and changing building materials to add interest. The canopy at the front entrance to the building has been expanded out from the front building wall as suggested by the Planning Commission members.

A retaining wall will be constructed on the west portion of the site and will be approximately 3 to 4 feet above the surface of the play area. A 6 foot high fence will be installed on top of the retaining wall that will screen and buffer the residential area to the west. The dumpster is to be located on the northwest corner of the site and will be incorporated into the fence structure.

Staff recommended approval of the application with the revised site plan dated September 28, 1999, subject to the following conditions:

1. The proposed lot line shown on this site plan is considered conceptual. This lot must be subdivided, a replat of Lot No. 6, in accordance to the City of Centerville Subdivision Regulations.
2. The access easements shown in H. R. Office Park, Section 3, shall be improved as conditioned by the City in its approval of this record plan. This improvement shall provide, at a minimum, a two-way hard surface drive and left-turn lane. The installation of these improvements are required when the first lot is developed.
3. The final architectural design of the building shall be subject to approval by the Planning Commission.
4. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. A detailed lighting plan shall be subject to approval by the Planning Department.
6. The access drive around the dumpster shall be modified to allow the refuse vehicle to maneuver subject to approval by the Engineering Department.
7. The dumpster screening shall be subject to approval by the City Planning Department.

8. A final landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Trees preserved on site may be credited towards satisfying the landscape and screening requirements of the Zoning Ordinance.
9. 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.
10. The fence surrounding the play areas shall have a finished side facing outward.
11. No sign depicted shall be approved as part of this application.

Mr. Scot Stone, attorney for the applicant, Ms. Dara Sharp, architect for the project, and Mr. Gary Wertz, Goddard School, were present for the review of the application.

Ms. Sharp stated that the building materials will be as originally proposed, however, an architectural roof shingle has now been selected for the project. The dumpster enclosure is to be constructed of cedar and incorporated into the fence of the same building material.

The members of Planning Commission felt that based on the dumpster location, the enclosure should be constructed of a more permanent building material, possibly using the same type of materials as the retaining wall.

Mr. Pluckebaum was concerned where HVAC equipment would be located.

Ms. Sharp stated it will not be placed on the roof of the building, although a ground location has not been determined. Plant material will be required for screening purposes.

MOTION: Mr. Kostak moved to approve the Special Approval application for Carousel Systems (Goddard School) subject to the following conditions:

1. The proposed lot line shown on this site plan is considered conceptual. This lot must be subdivided, a replat of Lot No. 6, in accordance to the City of Centerville Subdivision Regulations.
2. The access easements shown in H. R. Office Park, Section 3, shall be improved as conditioned by the City in its approval of this record plan. This improvement shall provide, at a minimum, a two-way hard surface drive and left-turn lane. The installation of these improvements are required when the first lot is developed.

4. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. A detailed lighting plan shall be subject to approval by the Planning Department.
6. The access drive around the dumpster shall be modified to allow the refuse vehicle to maneuver subject to approval by the Engineering Department.
7. The dumpster screening shall be constructed of a more permanent building material, possibly using the same type of design as the retaining wall along the west property line, subject to approval by the City Planning Department.
8. A final landscape plan shall be submitted and subject to approval by the City Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Trees preserved on site may be credited towards satisfying the landscape and screening requirements of the Zoning Ordinance.
9. 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.
10. The fence surrounding the play areas shall have a finished side facing outward.
11. No sign depicted shall be approved as part of this application.

Further, the architectural design of the building was approved by the Planning Commission. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

#### NEW BUSINESS

##### Bethany Commons at Yankee Trace - Minor Amendment

Mr. Feverston stated that as part of the original approval of the Yankee Trace Residential Development Community, one of the conditions for Bethany Commons was that a minimum of 50 detached units be constructed as part of the entire development. The remainder were to be double or triple units. The units situated adjacent to the existing and future single-family homes in the Yankee Trace development are obligated to be detached units. Phase 1 was approved depicting the street network and, where detached double and triple units are to be placed on the site.

Building permits have been submitted for the first 4 units on the site. The request of the applicant is to allow 2 of those 4 units to be a double rather than detached units since they are being used as models. At the same time, the applicant is proposing 70 detached units rather than the original 50 units approved by Planning Commission. A further requested of staff is for the Planning Commission to determine a policy to allow flexibility of doubles and triples to be created in certain instances provided that the minimum number of detached units remains at no less than 50 units.

MOTION: Mr. Kostak moved to approve the Minor Amendment for Bethany Commons at Yankee Trace to allow one (1) double structure on combined Lots #14 and #15. Further, Planning Commission directed staff to review future requests of the developer of Bethany Commons to consider the flexibility of locating two (2) and three (3) units building on the site provided that all lots adjacent to single-family lots, developed and undeveloped, in Yankee Trace remain as detached and the minimum number of detached units remain at a minimum of 50 units for the entire Bethany Commons development. Ms. Williams seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. G. B.", written in a cursive style.

