

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 26, 1999

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. Jack Kostak; Mr. Rand Oliver.
Absent: Mr. Richard Tompkins. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to Excuse:

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

COMMUNICATIONS

Mr. Durham stated that Mr. Doug Cline had submitted his resignation from the Planning Commission as he had been appointed to fill a vacancy on City Council.

Mr. Feverston stated that Best Friends, Inc., are preparing to submit a Special Approval application to construct a kennel to be located on the northeast corner of Loop and Alex-Bell Roads. He stated this facility will be one of two outlots to be developed on this 7 acre tract of land.

Mr. Feverston stated that more of the City initiated rezonings will be reviewed by the Planning Commission in the near future.

It is anticipated that a Record Plan for the Forest Walk subdivision will be filed for review in the near future. An application for a Variance to permit front yard parking is also expected for property located at 121 South Main Street, in the APD.

PUBLIC HEARINGS

Miami Valley Cable Council - Variance for Satellite Dish Antenna

Mr. Feverston reviewed the Variance application submitted by the Miami Valley Cable Council, located at 1195 East Alex-Bell Road. The zoning on this office use is Office Planned Development, O-PD. The applicant is requesting approval of 3 ground-mounted antennas total and 1 roof-mounted antenna which

is 6.2 feet in diameter. The Ordinance allows 1 dish per site and if a roof-mounted dish antenna, to have a maximum diameter of 4 feet. A third satellite dish is proposed to be placed where the two (2) ground-mounted dishes currently exist on the west side of the building. The proposed roof-mounted dish is proposed to be located on the east side of the building. The north elevation of the building is the location of the front door entrance with an enclosed stairwell adjacent to that door. The proposed roof-mounted dish is to be located on top of the stairwell. Mr. Feverston stated that approximately 1 year ago, a variance was approved by the Planning Commission to allow a second dish on the site.

The site is surrounded by Manor Care to the north and west, the office park to the east, and a church to the south.

Staff recommended approval of the request as it meets the standards in the Ordinance.

Mr. Durham opened the public hearing.

Mr. Kent Bristol and Mr. Ric Hayes, representing the applicant, were present for the review of the request. Mr. Bristol stated that the mandate from their Board of Directors is to produce more government channels and expand programming. Mr. Bristol stated that their contract with Media One allows Cable Council to have up to six channels for government access. He stated they are currently using four channels. Mr. Bristol stated the purpose of the roof-mounted dish is to direct a dish to the east which is necessary to access the Ohio News Network.

Mr. Durham asked if that dish could be moved back further on the building.

Mr. Bristol stated that the dish could be located anywhere on the roof as long as it faced east.

Mr. Hansford stated that screening should be provided for the ground-mounted dishes.

Mr. Oliver suggested putting landscaping closer to the street to take the focal point away from the dishes.

MOTION: Mr. Hansford moved to approve the Variance application requested by the Miami Valley Cable Council, 1195 Alex-Bell Road, subject to the following conditions:

1. The final location of the rooftop unit shall be approved by the Planning Department.
2. A final landscape plan shall be approved by the Planning Department.

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

NEW BUSINESS

Bossi-Westpark Plat - Record Plan

Mr. Feverston reviewed the Record Plan submitted for the Bossi-Westpark Plat located on Westpark Road north of Franklin Street. The zoning on the 2.8774 acre parcel is Light Industrial, I-1. He stated the request is split the lot into 2 lots. This property, the former site of RETS Technical Center, has been the subject of 4 previous lot splits and any additional split requires the land to be platted.

Staff recommended approval of the Record Plan as requested.

Mr. Tom McDougall, representing the applicant, was present for the review of the Record Plan. He stated that when the five buildings were originally constructed, it was the intent of the developer that each building could at some point in time stand alone. Each building has adequate parking to maintain the parking standards.

MOTION: Mr. Kostak moved to recommend approval of the Record Plan for the Bossi-Westpark Plat to Council as submitted. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Shade-Railroad Plat (City of Centerville) - Record Plan

Mr. Feverston reviewed the Record Plan submitted for the Shade-Railroad Plat located north of Alex-Bell Road across from Chardon Valley. The zoning on the 0.7747 acre parcel is Residential Planned Development, R-PD. He explained that this

land is owned by the City and the purpose of the Record Plan is to split off the 60 feet of right-of-way necessary for the widening of Alex-Bell Road and create 1 lot with the remainder of the land.

Staff recommended approval of the Record Plan as submitted.

MOTION: Mr. Kostak moved to recommend approval of the Record Plan for the Shade-Railroad Plat to Council as submitted. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Bethany Lutheran Village - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Bethany Lutheran Village, 6451 Far Hills Avenue, requesting approval to construct 4 new cottage units on the 98.859 acre site. The zoning on the property is Residential Planned Development, R-PD. The dwelling units in the project will total 395 units consisting of 157 cottage units, 68 homestead and 130 tower apartments, and 40 assisted living units. The density of the overall project is 3.96 dwelling units per acre which satisfies the standards in the Zoning Ordinance.

The 4 units proposed will be constructed of brick with a high-pitched roof design. Two (2) single units and 1 double unit will be constructed on the 20 foot eyebrow area off of Breezy Hill Circle.

Mr. Feverston stated that this request is part of the overall master plan approved by the City in 1987.

Staff recommended approval of the Special Approval application subject to the following condition:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineer.

Mr. Bill Serr, representing the applicant, was present for the review of the request.

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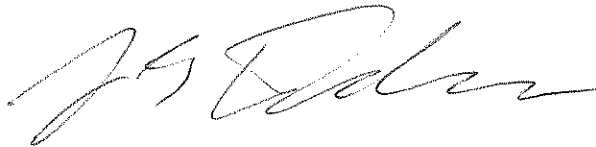
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MOTION: Mr. Hansford moved to approve the Special Approval application submitted for Bethany Lutheran Village, 6451 Far Hills Avenue, to construct 4 new cottage units subject to the following condition:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineer.

Mr. Pluckebaum 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, appearing to read "J. S. Decker". The signature is written in dark ink and is positioned in the lower center of the page.

