

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 23, 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. Rand Oliver. Absent: Mr. Jack Kostak; 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; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Tompkins and Mr. Kostak from the meeting as each gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Minutes of January 12, 1999, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Hansford moved to approve the Planning Commission Minutes of January 26, 1999, as written. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston informed the members of Planning Commission that topics of interest to the community will be discussed at a National and Local Issues Forum on Thursday evening at 7:00 P.M. at the Centerville-Washington Library.

PUBLIC HEARINGS

Lamon, Thomas II - Variance for Front Yard Parking

Mr. Feverston reviewed the Variance and Special Approval Application submitted by Thomas Lamon II for property located at 121 South Main Street in the Architectural Preservation District (APD). The Variance, if approved, would allow front yard parking which is prohibited in the APD. The building is currently being occupied as a single-family residence with access to property from Westerly Lane as provided by a 40 foot access easement created on 20 feet on the property in question and 20 feet on the property to the north. Westerly Lane is private lane serving this property, as well as residents of a 3-unit apartment building and the Walden Place Condominium project located directly to the west. The applicant wishes to convert the existing residence to a business use (hair salon) which will require 7 parking spaces based on the square footage of the building.

In reviewing the request, staff considered the following analysis:

1. The property is currently used as a residence. The applicant proposes to convert the home into a business use (hair salon).
2. This property has access to South Main Street via Westerly Lane, a private street.
3. Parking is permitted only in the rear yard for a business property in the APD.
4. The rear yard of the property lacks sufficient depth to construct a parking lot and maintain required setbacks to the adjoining residence to the west.
5. The lack of depth in the rear yard creates a practical difficulty that deprives the applicant reasonable use of the property.
6. The existing residence is setback 80 feet from the South Main Street right-of-way. The required minimum building setback for this property would be 50 feet. The proposed parking lot is setback 54 feet from the South Main Street right-of-way.

Staff recommended approval of the Variance subject to the following condition:

1. The proposed parking lot shall be screened from South Main Street to a height of three (3) feet using a combination of landscaping and mounding subject to approval by the Planning Department.

Mr. Durham opened the public hearing.

Mr. Thomas Lamon II, applicant, stated that several different alternatives to the parking layout have been reviewed; however, none could be designed to satisfy the parking requirement. The screening and landscaping to be added will enhance the property.

Ms. Sarah Lutton, 33 Westerly Lane and President of the Walden Place Homeowners' Association, stated that the condominium project is responsible for the maintenance of Westerly Lane. The concern of the residents of Walden Place is converting the residence to a business use and how the increased traffic will increase their maintenance costs. She questioned the right of the applicant to use Westerly Lane for commercial purposes. Safety is also a concern based on the narrow width of Westerly Lane. She stated that they feel an access on South Main Street should be provided rather than on their private lane.

Planning Commission asked Mr. Farquhar for clarification concerning access to the property in question.

Mr. Farquhar stated that access has been provided to the property and it is not the responsibility of the City to provide an additional access along South Main Street which will create further traffic congestion. He stated the use of Westerly Lane for commercial use would be a private matter between the two property owners.

Mr. Bob Jackson, 26 Westerly Lane, stated that the easements established for access to 121 South Main Street were for the purpose of residential use only. He suggested access be from South Main Street with screening along Westerly Lane.

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

Mr. Hansford asked how many clients could be served at one time.

Mr. Lamon indicated there would be 4 chairs in the salon.

The members of Planning Commission agreed that the applicant and homeowners should meet to attempt to come to some agreement as to shared maintenance of Westerly Lane. Since the roadway is private, its maintenance cannot be controlled by the City.

Mr. Hansford suggested the parking be located in the side yard with an extension of the existing 2 spaces along Westerly Lane.

Mr. Rick Spyker, representing the applicant, stated that was one of the original proposals, however, staff indicated they did not want traffic backing out on Westerly Lane along one expansive curb cut.

The resident at 13 Westerly Lane stated he did not see an adequacy of parking spaces to meet the number of clients as well as employees.

Mr. Oliver suggested Westerly Lane be widened along the south side which is part of the easement located on the applicant's property to create parallel parking along the roadway.

Mr. Feverston stated staff did not feel there would be adequate spacing to park 7 cars.

Mr. Durham stated he was not convinced this was the minimum variance necessary to meet the needs of the landowner and he could not support it.

Mr. Mark Fornes, realtor for the current property owner, asked why he did not support the request.

Mr. Durham stated he did not feel this was the minimum variance necessary to address the hardship of the landowner. There are possibilities the parking could be located in the side yard which would lessen the impact.

Mr. Spyker stated that one of the problems with rear yard parking on this site is the required screening. He stated that now the Planning Commission seems to be considering parking directly against Westerly Lane where no screening would be provided. Mr. Spyker felt that would have more impact on the area than what is proposed.

Mr. Oliver stated that with the issue of maintenance of the private road, there needs to be some attempt by the property owners to come to an agreement concerning maintenance before the Planning Commission would feel comfortable in taking action on a variance that will affect surrounding properties.

Ms. Helen Troyan, 121 South Main Street, stated that she did not object to the development of the condominium project as it was good for the City. She stated that her property along South Main Street in the area is the only building not being used for commercial purposes. Ms. Troyan asked what she should she do.

Mr. Hansford stated that the Planning Commission is trying to help to come to a solution which is good for the entire neighborhood.

MOTION: Mr. Oliver moved to table the Variance application submitted by Thomas Lamon II for property located at 121 South Main Street. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

RETS Tech Center - Sign Variance

Mr. Feverston reviewed the Sign Variance application submitted by RETS Tech Center requesting approval to construct a single directional sign at the north driveway onto Loop Road for 5 tenants to be located on the property. The zoning on the property is B-PD, Business Planned Development. The Zoning Ordinance allows 2 square feet of sign area per face and the applicant has requested 32 square feet of sign area per face. The intent of the applicant is to combine directional signs for the potential 5 tenants into one sign.

Staff recommended to deny the sign variance as requested; however, staff further recommended to approve a sign variance to permit a single directional sign with a maximum sign area of 10 square feet per sign face with the condition that no other directional sign be permitted within 50 feet of the intersection of Loop Road and the north access drive to this property.

Mr. Durham opened the public hearing.

Mr. Skip Schafer and Mr. Ken Miller were in attendance to represent the applicant. Mr. Schafer stated there are 13.3 acres on the overall site. He indicated that should the two outlots fronting on Alex-Bell Road be developed for the same user, the sign area could be reduced.

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

The members of Planning felt that until development is complete on the entire site, they would not agree to grant a sign variance. Should 2 lots be created along Alex-Bell Road, a potential of 2 monument and 2 wall signs could be installed. Approval of the requested directional sign would permit a possibility of 4 monument signs on the overall site.

MOTION: Mr. Hansford moved to deny the Sign Variance application submitted by RETS Tech Center. Mr. Oliver seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESSThomas Lamon II - Planning Commission Special Approval

MOTION: Mr. Oliver moved to table the Special Approval application submitted by Thomas Lamon II until the next regular meeting. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

City of Centerville (595 E. Alex-Bell Road) - Recommendation for Landmark Designation

Mr. Feverston reviewed the nomination for Landmark Status submitted by the City for the Peter Sunderland House located at 595 East Alex-Bell Road. The zoning on the property is Business Planned Development, B-PD. The property is owned by Michael LeMaster, owner of RETS Technical Center which is located to the south of the potential landmark house. The existing uses on the overall 13.34 acre site in addition to the House and RETS, are 2 undeveloped outlots. The surrounding land uses include undeveloped Office Planned Development land to the north; Residential Planned Development (Chardonnay Valley) to the east; multi-family residential to the south; and, the Interstate Executive Center (Offices) and Cross Pointe Shopping Center to the west. The property owner does not oppose this nomination.

The application proposes to designate only the historic portions of the house as a landmark. The 1830's limestone house situated at the eastern portion of the current building, the one-story limestone section and the wood frame second-story addition are considered to be the historic portions of the house.

During the 1950's, the 4 windows on the first story of the stone house were removed along with the stone portion between those windows. The windows were then replaced with 2 picture windows which is the most extensive alteration to the original house. Most of the additions to the house have a flat roof and will be removed. The two-story frame addition, former garage and the connecting breezeway may also be removed.

Staff recommended nomination of the Peter Sunderland House for landmark status.

MOTION: Mr. Hansford moved to recommend approval of the nomination of the Peter Sunderland House for Landmark Status to the Board of Architectural. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0.

Forest Walk, Sec. 1 - Record Plan

Mr. Feverston reviewed the Record Plan for Forest Walk, Sec. 1, located along Clio Road north of Black Oak Drive on what is commonly known as the Weller Farm. The zoning on the 8.492 acre parcel is R-1c, Single-Family Residential, on which 21 lots are proposed. Parkland dedication in the amount of 0.651 acres is required as a part of this plan.

Mr. Durham stated that with 21 lots proposed on 8.492 acres of land, the Planning Commission could not recommend approval as it does not meet the density standards in the R-1c zoning classification.

The members of Planning Commission stated that the reserve areas and the lot for the Weller House need to be included in Sec. 1, to satisfy the density standards.

MOTION: Mr. Pluckebaum moved to table the Record Plan for Forest Walk, Sec. 1, until all zoning density standards are satisfied. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

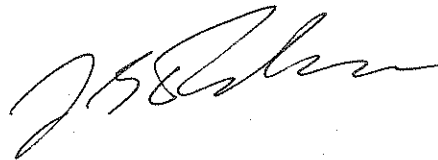
Yankee Trace, Parcels 12 and 13 - Concept Plan

Mr. Feverston presented the Concept Plan for Yankee Trace, Parcels 12 and 13 located north of the practice holes and east of Hole #9 as well as the extension of Yankee Trace Drive with a couple of cul-de-sacs. This area is to be developed with more of the Dunnington-Kepfer product. Staff is concerned with the lots lining up with the rear yards straight across and viewing the clubhouse. It would seem to make more sense to construct a road that would sweep away from the south lot line and loop it in some fashion to create gaps to provide view to the golf course from other areas in the subdivision. Also, reserve areas could to create more open areas for view to the golf course and clubhouse.

Mr. Jim Kiefer, Great Traditions, stated that layout of this parcel is driven by the existing gas line crossing the property.

The members of Planning Commission agreed long streets should not be constructed with narrow lots. To make the parcel more creative, they suggested more cul-de-sac streets to the south be constructed so that the backs of the houses are turned at different angles to the clubhouse. Also, breaks should be provided in terms of reserve areas. They concluded that it seems there is a way to layout this parcel to orient streets and houses towards the dominant viewpoint which is the clubhouse.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. Kiefer", is written below the text.