

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 13, 1998

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

Attendance: Mr. Scot Stone; Chairman; Mr. Jack Kostak; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Richard Tompkins (where noted). Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Coordinator.

Approval of minutes:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of December 9, 1997, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of January 6, 1998, Work Session, as written. Mr. Hansford seconded the motion. The motion was approved 5-0-1 with Mr. Kostak abstaining.

MOTION: Mr. Foland moved to approve the Planning Commission minutes of January 6, 1998, Special Meeting, as written. Mr. Pluckebaum seconded the motion. The motion was approved 5-0-1 with Mr. Kostak abstaining.

PUBLIC HEARINGS

Charles Simms Development Corp. - Rezoning from R-1c to R-PD

Mr. Feverston reviewed the application submitted by the Charles Simms Development Corp. for property located at 7250 Clyo Road. The request is to rezone a 9.33 acre portion of the property known as the Weller Farm to Residential Planned Development, R-PD, from R-1c, Single-Family Residential. The purpose of the rezoning is to allow construction of a condominium project on the southern and western portions of the overall site. The applicant has requested no change in zoning for the remaining acreage on the site.

The site is bounded to the north and east by single-family residential; multi-family, two-family and single-family residential to the south; and residential and industrial uses to the west. The property is gently sloping with a stream bisecting the property diagonally. A mature woods is located in the southeastern portion of the site and follows the stream.

Staff based their recommendation on the following analysis:

1. The proposed rezoning to R-PD is consistent with the City's Comprehensive Plan which considers Multi-Family, Garden Apartment or Townhouse as the highest and best use for this land. The applicant is proposing to develop this area as a condominium development having 4 dwelling units per building.
2. This rezoning is compatible with the surrounding land uses and provides a transition of land uses between the industrial zoned land west side of Clyo Road with the single-family residential to the east and north of this property.
3. The proposed rezoning to R-PD is the same zone as that of Deer Run condominiums and is compatible with the R-3, Multi-Family and the R-2, Two-Family Residential zones to the south of this property.
4. The proposed rezoning could provide for a more efficient use of the land given the physical limitations and wooded nature of the stream valley portion of this property.

It was, therefore, the staff recommendation to approve the rezoning application subject to the following condition:

1. The rezoning boundary shall extend from the east Clyo Road right-of-way line to the centerline.

Mr. Stone opened the public hearing.

Mr. Jim Debrowski, Woolpert Consultants, stated that there were many site issues that needed to be addressed in preparing a development plan for the property. This plan was developed with access to the existing park, maintaining the existing house and incorporating it into the overall layout of the project and placing compatible housing in appropriate locations on the site.

Mr. Robert Nearing, 7133 Fallenoak Trace, stated that single-family residential development had not been successful along Clyo Road. He felt the condominium project placed along Clyo Road would be a good buffer to the development of the single-family within the proposed project.

Mr. Charles Simms, applicant, stated that he felt the condominiums as proposed made sense to buffer the single-family and industrial uses on the adjoining properties. He stated that a January 21st meeting had been scheduled with concerned

neighbors to address specific modifications to the plan to make it more acceptable to all parties involved. Mr. Simms, therefore, requested all applications concerning this project be tabled until the next Planning Commission meeting scheduled for January 27, 1998.

Mr. Jack Brainard, 8225 Station House Road, stated he was one of the developers of the Black Oak area. He stated it was always assumed the farm would develop as multi-family residential and the proposed plan is sensitive to all adjoining development.

Mr. Willard Nearing, 7133 Fallenoak Trace, stated the proposed plan is a good plan for everyone involved. He stated it provides a good transition from the commercial/industrial uses and phases into the single-family units. He stated that he understood the fear of a depreciation in property values, however, the Deer Run Condominium project has proven to compliment the surrounding developments.

Mr. Dave Servis, 1187 Deer Run Road, stated that he and some neighbors had met with the applicant to discuss the proposal. He stated that many concerns still remain, however, the applicant seems willing to work with the neighborhood to discuss revisions to the proposal. Mr. Servis stated that he had visited other projects developed by the applicant and found his work to be excellent. He stated further that he did not realize that the zoning had been changed from three-quarter acre lots to one-half acre lots some time ago, and the neighbors needed time to digest that particular matter.

Mr. Tompkins arrived at this time.

Dr. William Venanzi, 1180 Deer Run Road, stated that by providing access to the new project from existing Deer Run Road, the neighborhood's element of safety and security will be destroyed. He stated that the limited vehicular traffic protects that neighborhood and opening up Deer Run Road is seen as a threat. Dr. Venanzi also objected to the density proposed for the project allowing clustering which would abut the single-family homes on Deer Run Road.

Mrs. Ellen Edwards, 1010 Deer Run Road, stated that she had been told that the part of the farm abutting the lots on Deer Run Road would never develop because of the stream location, and that the remainder of the farm south of the stream would develop as single-family residential. She stated that houses are failing to sell because of the number available. Mrs. Edwards asked that the project not be approved which would cause the loss of the sense of family and community Centerville is known for.

Mr. David Yingling, 1050 Deer Run Road, stated that with the development of the Weller Farm and the extension of Deer Run Road, the neighborhood will lose its character with the change in the type of development that surrounds it. He stated that they want similar development abutting their neighborhood and not the high density project as proposed.

Mr. John Tollefson, 1060 Deer Run Road, objected to the rezoning stating that he wanted the project to develop similar to the surrounding Black Oak development.

Mr. Jeff Jessup, 7789 Windy Hill Court, stated that a lot of on-street parking exists on Black Oak Drive as a result of the multi-family dwellings in that location. If the proposed density is approved, this on-street parking will create more opportunity for thefts from cars, therefore, increasing the amount of crime in the neighborhood. Further, Mr. Jessup he did not want the amount of stormwater runoff to affect the area in a negative way.

Mr. Bill Ahern, 1153 Deer Run Road, stated that he was concerned with the number of multi-family units and the fact they are basically the same number as single-family units in the City. He stated that the policy of the City is to maintain its single-family residential character. The current traffic along Clio Road is between 17,000 and 18,000 vehicles per day. With a higher density on the property in question, these numbers would increase substantially. Mr. Ahern asked that the rezoning be denied.

Ms. Bette Curtis, 1345 Black Oak Drive, stated that her residence would back up to the multi-family units on the southern portion of the property. She was concerned lighting from the parking area, etc., would adversely affect her property.

Mr. Charles Simms, applicant, suggested that the applications be tabled to address the concerns of the neighbors.

MOTION: Mr. Durham moved to table the Rezoning application submitted by Charles Simms Development Corporation until January 27, 1998. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Durham moved to table the Major Use Special Approval application submitted by Charles Simms Development Corporation until January 27, 1998. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Durham moved to table the Planning Commission Special Approval application submitted by Charles Simms Development Corporation until January 27, 1998. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

Robert Arnold - Rezoning from R-1d, Single-Family Residential to O-S, Office-Service

Mr. Feverston reviewed the application submitted by Robert Arnold for property located at 7234 Far Hills Avenue requesting a change in the zoning of the 1.193 acre parcel from R-1d, Single-Family Residential to O-S, Office-Service. The purpose of the request is to establish a professional office use in the existing structure with additional space to be constructed on the north portion of the site.

The site is surrounded by a Montessori School and single-family residential uses to the north; single-family residential to the east; medical and professional offices to the south; and, professional offices to the west (Washington Township).

Mr. Feverston stated that the Comprehensive Plan shows this property as single-family residential; however, it should also be harmonious to the surrounding zoning. The Policy Plan states as a goal for commercial areas that these areas shall develop with a residential character.

The staff analysis made the following points:

1. The City Comprehensive Plan states that land uses must be allocated and related so as to be harmonious. Uses which complement each other should be grouped, while conflicting uses should be separated via transitional land uses or buffer zones.
2. The rezoning of this parcel to O-S, Office-Service, is conflicts with the City Land Use Plan. The Land Use Plan also designates the Montessori school and the office uses to the south (Jade Gallery and the dental office) as single-family residential and medical and professional offices south to Zengel Drive as multi-family residential.
3. Transitional land uses would provide the highest and best use for this parcel as it is situated and related to those land uses that have developed adjacent to or surrounding said parcel.
4. The O-S, Office-Service, zoning district provides transitional land uses and is the best zoning district for this parcel to transitional the non-residential land uses to the south and west to the Montessori school and residences to the north and east.

Based on that analysis, staff recommended approval of the rezoning application subject to the following condition:

1. The rezoning boundary shall extend from the east Far Hills Avenue right-of-way line to the centerline.

Mr. Stone opened the public hearing.

Mr. Alan Shafer, attorney representing the applicant, reviewed the proposed use for the building and site. He stated that the proposed use is logical for this location as it is no longer desirable to reside on major streets. The site in question is situated between uses other than residential and the proposed project would improve the property which is in a stagnant state at the present time. The building itself will serve as a buffer from the traffic noise along Far Hills Avenue to the residential neighborhood directly to the east.

Mr. Robert Arnold, applicant, stated that in designing the structure, the residential character of the building was retained to blend with the surrounding neighborhood. Although the site plan and building design are not part of the rezoning application being reviewed at this time, he stated that a one-story building is proposed with a shingled roof to subdue the affect of the transformation of the building to an office use.

There being other speakers, Mr. Stone closed the public hearing.

Mr. Durham stated the existing residential use is an isolated use in this particular area and it would be appropriate to rezone the parcel to create a consistent zoning district.

MOTION: Mr. Durham moved to recommend to Council approval of the Rezoning application submitted by Robert Arnold for property located at 7234 Far Hills Avenue from R-1d to O-S subject to the following condition:

1. The rezoning boundary shall extend from the east Far Hills Avenue right-of-way line to the centerline.

Mr. Hansford seconded the motion. The motion was approved 6-1 with Mr. Foland voting no.

RETS Technical Center (Wenco Development Corporation) - Major Use Special Approval

Mr. Hansford left the meeting at this time due to a possible conflict of interest.

Mr. Feverston reviewed the Major Use application submitted for RETS Technical Center by Wenco Development Corporation requesting approval of development of a technical school east of Loop Road south of I-675. The zoning on the 13.956 acre parcel is currently Residential Planned Development, R-PD; however, a rezoning application is pending with Council to change the zoning classification to Office Planned Development, O-PD.

The proposed 40,000 square foot two-story building is proposed for the site with the lower level constructed of brick and the upper level constructed with a E.I.F.S. siding material, and a terner-metal roof structure. The building elevation visible from Loop Road will be one-story and the site will provide a 100 foot buffer strip on the eastern portion.

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

1. Prior to the approval of this Major Use Special Approval plan by the City Council, the 13.956 acres proposed for this development must be rezoned to O-PD, Office Planned Development, by the City Council. This land is currently zoned R-PD, Residential Planned Development, and does not permit this use.
2. The areas designated as future buildings, expansion and outlots are approved in concept. The final design of these improvements shall be subject to approval by the Planning Commission.
3. The easternmost drive to this site shall be eliminated. The final design and alignment of the primary entrance drive to the technical school as it intersects Versailles Drive shall be subject to approval by the City Engineer. This proposed driveway shall be shifted to the west to be centered on this site and intersect the portion of Versailles Drive that is a public street subject to approval by the City Engineer.
4. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.
5. The final grading plan shall be subject to approval by the City Engineering Department.
6. Stormwater Drainage, Erosion Control
  - A. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. The applicant is working with the developers of Woodbrook Lakes to incorporate their stormwater system into that of Woodbrook Lakes. Depending on the timing of the Woodbrook Lakes project, the applicant may be required to provide temporary or permanent on-site stormwater retention and/or detention subject to approval by the City Engineer.

- B. Prior to any construction, grading or adding fill material on this property, a silt fence shall be installed by the developer at the construction limits, be maintained in a workmanlike condition at all times, and shall remain in place until all construction is complete, the slopes are established, seeded and mulched. Wire fencing and either No. 2 stone or type "c" rip-rap shall be installed with the straw bails for reinforcement and to further protect the site from wash-out. A rock check dam shall be installed in-lieu-of the straw bale dyke located at the discharge points shown on the plan subject to approval by the City Engineer.
  - C. A second silt fence shall be installed along the western edge of the detention basin after the basin is constructed to further control site erosion and prevent sedimentation of the retention/detention basin if required.
  - D. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the retention/detention basin if required.
7. Landscape, Screening and Bufferyard
- A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirements of the Zoning Ordinance.
  - B. 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.
8. A detailed lighting plan shall be subject to approval by the City Planner.
9. The access and gates to the dumpster shall be shifted to the east subject to approval by the City Planning Department.
10. The dumpster screening shall be brick that matches the face brick of the building.



11. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the standing seam metal roof, and the use of Exterior Insulation Finish System (E.I.F.S.) as an exterior siding material.

Mr. Feverston stated that one final note is the with the existing slopes on the property, the entire site will have to be regraded to allow any building construction.

Mr. Stone opened the public hearing.

Mr. Steve Hepp, Wenco, Mr. Mike LeMaster, owner of RETS Tech, and Mr. Mike Lang and Mr. Phil Partridge, CDS Engineering, were present for the review of their application.

Mr. Lang stated the building will be located on the northwest portion of the site with the parking area to the east. The developer of the residential community to the east have agreed to split the required buffer area between the two developments.

Mr. Durham asked why the large parking area was located adjacent to the residential land to the east where he felt it was not an appropriate transition.

Mr. Lang stated the sanitary lines are along Versailles Drive and the building was situated on the site to accommodate those lines, the proposed number of parking spaces exceeds the requirement to provide enough parking at peak hours, and the landscaping islands to be constructed in the parking area seemed to provide more separation for the residential community from the school facility.

Mr. Partridge stated that the building materials selected for this project are high-tech materials based on the theme of use this facility will provide. The brick will be used on the walls where it would come into contact with people to provide durability.

Mr. Stone asked why the roof was not a shingled roof.

Mr. Partridge stated that using the metal roof is consistent with the building system to span across the structure and to provide a weather-tightness element. If shingles were to be used, they would have to be put over the same type of roof system.

Mr. George Shaw, Engineer representing the Woodbrooke Lakes development adjacent to the property in question, stated they are concerned with the access point along Versailles Drive and would prefer it be as far to the west as possible. He stated that the large parking area is a concern as well as the potential of cars entering and exiting through Woodbrooke Lakes at peak times to avoid traffic congestion along Loop Road.

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

Mr. Durham stated that he did not feel this plan was compatible with the residential area to the east in terms of layout and proposed building materials.

Mr. Feverston stated that the actual mass of the parking area will be greatly diminished to Woodbrooke Lakes with the slope of the land, landscaping and preservation of existing trees along the east property line.

Mr. Stone stated that there are many issues that need to be resolved before the Planning Commission could take action on the application including the 100 foot buffer area, building materials, driveway access to Versailles Drive. He suggested a work session be scheduled to review this proposal in more detail.

MOTION: Mr. Foland moved to table the Major Use application for RETS Tech for a work session scheduled for January 20, 1998. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

#### NEW BUSINESS

#### Media One - Planning Commission Special Approval

Mr. Hansford returned to the meeting at this time.

Mr. Feverston reviewed the Special Approval application submitted for Median One requesting to construct an unmanned utility equipment building along the west side of Clyo Road north of Centerville Mill. The zoning on the property is Light Industrial, I-1.

The proposed building is to be constructed of tilt-up concrete panels attached together on site. There will be backup generators located to the rear of the property facing away from view along Clyo Road. Screening will be installed in front of the building and many of the existing trees will be preserved.

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

1. The building, walkway and the concrete pad for the emergency generator shall be shifted to the east building setback line to protect the existing 24 inch diameter tree behind the proposed building.
2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. The Zoning Ordinance allows wood, brick or stone as an exterior siding material. The Planning Commission must specifically approve the use of tilt-up concrete panels as an exterior siding material as provided in the Zoning Ordinance.
4. All required landscaping, mounding and fencing for this development shall be in accordance to the requirements of the Zoning Ordinance.
5. 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.

Ms. Suzanne Saggasee, representing Media One, stated that the building materials proposed were not actually a tilt-up material, but are complete interior walls with attached doors. A brick ledge is also proposed on the north, south and east walls of the building to add to the appearance. No antenna, towers, etc., will be constructed on this site. She stated that they would be willing to add whatever landscaping to the project to make it best suited to the neighborhood.

Mr. Durham suggested it might be best to add more intensive landscaping and mounding to screen the building from Clyo Road rather than face it with brick.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Media One subject to the following conditions:

1. The building, walkway and the concrete pad for the emergency generator shall be shifted to the east building setback line to protect the existing 24 inch diameter tree behind the proposed building.
2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. The Planning Department shall work with the applicant to screen the building from Clyo Road as best as possible with materials on the building and/or landscaping.
4. All required landscaping, mounding and fencing for this development shall be in accordance to the requirements of the Zoning Ordinance.
5. 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.

Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

