

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 27, 1998

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

Attendance: Mr. Scot Stone, Chairman; Mr. James Durham; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. Richard Tompkins. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Scott Lieberman, Acting City Attorney; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of the January 20, 1998, Work Session, as written. Mr. Stone seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of January 20, 1998, Special Meeting, as written. Mr. Pluckebaum seconded the motion. The motion was approved 6-0-1, with Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated that the 1998 American Planning Association National Planning Conference will be held in Boston on April 4-8. The City will pay for two attendees, one planning commissioner and one staff member. If you are interested in attending, please notify the Planning Department as soon as possible so arrangements can be made.

UNFINISHED BUSINESS

Routsong Funeral Home - Variance/Planning Commission Special Approval

Mr. Feverston stated that the applicant and the Planning Commission have agreed to review the application in a Work Session following this evening's Regular Meeting.

Charles Simms Development Corporation - Rezoning

Mr. Stone re-opened the Public Hearing on the Rezoning Request for 9.33 acres located at 7520 Clyo Road, submitted by Charles Simms Development Corporation. The request is to rezone from R-1c, Single-Family Residential, to R-PD, Residential Planned Development.

Mr. Charles Simms was in attendance as a representative of the applicant.

Mr. Simms stated that he met with the neighbors prior to tonight's meeting and has made some revisions to the site plan. The revisions include eliminating one four-unit condominium building and replacing it with a pool, and eliminating three of single-family lots. Also, with regards to the rezoning, the proposed zoning meets the intent of the Policy Plan which the City adopted in 1984. The Policy Plan calls for a variety of housing types to be incorporated into the city's development.

Mr. Dave Yingling, 1050 Deer Run Road, stated that the neighbors have prepared a presentation on their concerns about the proposed rezoning. There will be six speakers representing different areas surrounding the site.

Ms. Betty Curtis, 1345 Black Oak Drive, stated that she is concerned with the possibility of looking out the rear window of her duplex and seeing a parking lot or attached condominium units.

Ms. Jai Rezy, 7497 Clys Road, stated that she is opposed to the rezoning because it will cause increased traffic, create an additional curb cut, lead to flooding of the retention pond, permit high-density construction, and will lower surrounding property values.

Mr. Fritz Trieber, 1480 Ambridge Road, stated that his property is already flooded substantially by the existing flow from nearby streams. The proposed development will only add to the problem.

Mr. Jim Beard, 7182 Tamarind Trail, stated that he is concerned with the impact of a high-density, low-cost multi-family development on surrounding property values.

Mr. John Tollefson, 1096 Deer Run Road, stated that he believes the proposed rezoning does not meet the intent of the Centerville Zoning Ordinance, Section 9, which states that a Residential Planned Development shall be developed under a single plan for a large parcel of land. The applicant is proposing to divide the property into smaller parcels and develop one of them as a Residential Planned Development.

Dr. Bill Venanzi, 1180 Deer Run Road, stated that in recent years the proportion of multi-family dwellings in the city has been greater than that of single-family dwellings. Recent data indicates that the local demand for condominium units is decreasing.

Mr. Simms stated that the land uses to the south and west, where the rezoning is proposed, are not single-family residences. The proposed zoning is compatible with these uses.

Mr. David Dean, 1550 Ambridge Road, stated that he is concerned with stormwater drainage and safety issues.

Dr. David Sauer, 7212 Tamarind Trail, stated that the proposed zoning is not compatible with the current residential areas.

MOTION: Mr. Hansford moved to recommend approval of the Rezoning Request for 7520 Clyo Road, to Council, as requested. Mr. Kostak seconded the motion. The motion was approved 6-1, with Mr. Pluckebaum voting no.

Forest Walk - Major Use Special Approval

Mr. Feverston presented the Major Use Special Approval Request submitted by Charles Simms Development Corporation for the property located at 7520 Clyo Road.

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

1. Prior to the approval of this Major Use Special Approval Plan by the City Council, the 9.33 acres proposed for this development must be rezoned to R-PD, Residential Planned Development by the City Council. This land is currently zoned R-1c, single-family residential and does not permit the construction of multi-family residential dwelling units.
2. Building B-1 shall be shifted to the south to provide the required 20 foot setback to the zoning boundary/property line.
3. The location and configuration of the .4165 acres to be dedicated as parkland required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-in-Lieu Requirements for New Subdivisions or Developments shall be subject to approval by the City Planner.
4. The raised median on Clyo Road may be modified to permit full vehicular movement at the intersection of Clyo Road and Forest Walk Drive subject to approval by the City Engineer. The cost for this modification to Clyo Road shall be paid for by the applicant.
5. All private streets shall be constructed to City Standards, including curbing and excepting width, subject to approval by the City Engineer.
6. The parking stall situated at the southeast corner of Fawn Run and Forest Creek Drive shall be relocated out of the intersection subject to approval by the City Engineer.

7. The sidewalk along Forest Creek shall be integrated with a raised curb subject to approval by the City Engineer.
8. Fawn Run and/or building B-10 shall be shifted so the northern driveway aligns with Fawn Run subject to approval by the City Planner.
9. All street names shall be subject to approval by the Planning Department.
10. The final grading plan shall be subject to approval by the City Engineering Department.
11. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
12. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
13. All required landscaping, mounding, fencing for this development shall be in accordance to the requirements of the zoning ordinance.
14. 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.
15. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
16. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basins.
17. An easement subject to approval by the City Attorney shall be required to the retention basins to allow emergency access by the City.
18. No signs are being approved as part of this application.

19. Fire Hydrant locations shall be subject to approval by the Washington Twp. Fire Department
20. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided during construction.

Mr. Stone re-opened the Public Hearing on the Major Use Special Approval Request. Fifty-two condominium units are proposed as part of the Request.

Mr. Charles Simms and Mr. Jim Dobrowski were in attendance as representatives of the applicant.

Mr. Simms reviewed the revised site plan and stated that the proposed condominium buildings will have a brick wrap and two-car garages.

Dr. Bill Venanzi, 1180 Deer Run Road, asked why the property needs to be split into two parcels.

Mr. Feverston stated that a new lot needs to be created if only a portion of the property is to be rezoned from R-1c to R-PD. Otherwise, the entire property would have to be rezoned.

Mr. John Tollefson, 1096 Deer Run Road, asked if a Public Hearing would be required if the developer changes the Residential Cluster Development adjacent to the condominiums.

Mr. Feverston stated that the changes would be reviewed as a Planning Commission Special Approval Request and a Public Hearing would not be required.

Mr. Tollefson requested that he be notified of any changes to the development plan that are submitted to the City.

Mr. Dave Yingling, 1050 Deer Run Road, stated that he is concerned with the potential traffic impact the proposed development would have. Increased traffic would cause child safety problems.

Mr. Durham stated that he does not agree with locating two parking areas next to the duplexes to the south.

Mr. Dobrowski stated that the applicant favored having parking next to the duplexes rather than condominium buildings.

The Planning Commission decided that all parking areas should be located away from the neighboring homes. The relocation of the parking is to be worked out with the Planning Department.

Mr. Durham asked if the siding on the condominium buildings will be vinyl.

Mr. Simms stated that the plans indicate vinyl, but masonite or a composite board material can be used if it is the pleasure of the Planning Commission.

The Planning Commission agreed that vinyl should not be used as a siding material on the condominium buildings.

MOTION: Mr. Durham moved to recommend approval of the Major Use Special Approval Request submitted by Charles Simms Development Corporation, subject to the following conditions:

1. Prior to the approval of this Major Use Special Approval Plan by the City Council, the 9.33 acres proposed for this development must be rezoned to R-PD, Residential Planned Development by the City Council. This land is currently zoned R-1c, single-family residential and does not permit the construction of multi-family residential dwelling units.
2. Building B-1 shall be shifted to the south to provide the required 20 foot setback to the zoning boundary/property line.
3. The location and configuration of the .4165 acres to be dedicated as parkland required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-in-Lieu Requirements for New Subdivisions or Developments shall be subject to approval by the City Planner.
4. The raised median on Clyo Road may be modified to permit full vehicular movement at the intersection of Clyo Road and Forest Walk Drive subject to approval by the City Engineer. The cost for this modification to Clyo Road shall be paid for by the applicant.
5. All private streets shall be constructed to City Standards, including curbing and excepting width, subject to approval by the City Engineer.
6. The parking stall situated at the southeast corner of Fawn Run and Forest Creek Drive shall be relocated out of the intersection subject to approval by the City Engineer.

7. The sidewalk along Forest Creek shall be integrated with a raised curb subject to approval by the City Engineer.
8. Fawn Run and/or building B-10 shall be shifted so the northern driveway aligns with Fawn Run subject to approval by the City Planner.
9. All street names shall be subject to approval by the Planning Department.
10. The final grading plan shall be subject to approval by the City Engineering Department.
11. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
12. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
13. All required landscaping, mounding, and fencing for this development shall be in accordance with the requirements of the zoning ordinance, and subject to approval by the City Planner.
14. 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.
15. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
16. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basins.
17. An easement subject to approval by the City Attorney shall be required to the retention basins to allow emergency access by the City.

18. No signs are being approved as part of this application.
19. Fire Hydrant locations shall be subject to approval by the Washington Twp. Fire Department
20. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided during construction.
21. Prior to construction of Phase 1, Forest Walk Drive shall be dedicated, bonded and constructed as a public street between Clyo Road and Forest Creek Drive.
22. Parking areas shall not be located adjacent to the R-2 zoned land to the south.
23. Vinyl or metal siding shall not be used on any of the proposed buildings.

Mr. Tompkins seconded the motion. The motion was approved 4-3, with Mr. Kostak, Mr. Hansford, and Mr. Pluckebaum voting no.

Forest Walk - Residential Cluster Development

Mr. Feverston presented the Residential Cluster Development Request submitted by Charles Simms Development Corporation for the property located at 7520 Clyo Road.

Staff recommended approval of the Residential Cluster Development Request subject to the following conditions:

1. The record plat to be filed that establishes the lots for this development shall also include all of the private open space that is included in the R-1c zoning district.
2. All private open space including private walks and stormwater retention and/or detention basins shall be maintained by a homeowners association
3. A pedestrian access easement shall be established on the record plat for the private walk to allow access by the condominium homeowners to Forest Walk Park.
4. .817 acres of Parkland shall be dedicated as required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-in-Lieu Requirements for New Subdivisions or Developments The final configuration of the .817 acre park, of which .4006 acres is to be dedicated as parkland as a part of this development and .4165 acres is required to be dedicated as a part of the condominium development shall be subject to approval by the City Planner.

5. All sidewalks located within public right-of-way shall be situated at the right-of-way line subject to approval by the City Engineer.
6. All street names shall be approved by the City Planning Department.
7. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
8. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
9. All required landscaping, mounding, fencing for this development shall be in accordance to the requirements of the zoning ordinance.
10. 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.
11. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
12. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
13. An easement subject to approval by the City Attorney shall be required to the retention basin to allow emergency access by the City.
14. No signs are being approved as part of this application.
15. Fire Hydrant locations shall be subject to approval by the Washington Twp. Fire Department

16. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided during construction.

Mr. Charles Simms and Mr. Jim Dobrowski were in attendance as representatives of the applicant.

Mr. Simms reviewed the the revisions to the cluster plan. All lots are a minimum of 10,000 square feet. Three single-family lots have been eliminated. The parkland dedication has decreased slightly due to this reduction. The project will be built in three phases. Phase One will probably include four condominium buildings and ten single-family lots. There will be two separate homeowners associations, however, they will share the responsibility for the stormwater detention areas.

Mr. Jeff Jessup, 7789 Windy Hill Court, stated that stabilization of the stream, particularly in the southeast corner of the property, should be required to prevent further erosion.

Dr. Bill Venanzi, 1180 Deer Run Road, stated that he was assured in the past that the property would be developed as a single-family development with lot sizes comparable to those existing in the surrounding neighborhoods.

Mr. Dave Yingling, 1050 Deer Run Road, asked why Deer Run Road needs to be extended into the property.

Mr. Feverston stated that the Deer Run stub was designed to be extended into the property for the purpose of neighborhood interconnectness. The road is supposed to end at a logical terminus. The proposed cul-de-sac accomplishes this.

Mr. John Tollefson, 1096 Deer Run Road, stated that the proposed cluster development is too dense. Perhaps the density could be slightly reduced.

Ms. Judy Venanzi, 1180 Deer Run Road, stated that she moved to her current residence because of its privacy. The proposed open space is inadequate.

Mr. Mike Shields, 1104 Deer Run Road, asked why sidewalks are not required on both sides of the streets. Also, the proposed development is too dense.

MOTION: Mr. Durham moved to approve the Residential Cluster Development Request submitted by Charles Simms Development, subject to the following conditions:

1. The record plat to be filed that establishes the lots for this development shall also include all of the private open space that is included in the R-1c zoning district.
2. All private open space including private walks and stormwater retention and/or detention basins shall be maintained by a homeowners association
3. A pedestrian access easement shall be established on the record plat for the private walk to allow access by the condominium homeowners to Forest Walk Park.
4. .817 acres of Parkland shall be dedicated as required by Ordinance 15-86, An Ordinance Which Establishes Parkland Dedication or Fee-in-Lieu Requirements for New Subdivisions or Developments The final configuration of the .817 acre park, of which .4006 acres is to be dedicated as parkland as a part of this development and .4165 acres is required to be dedicated as a part of the condominium development shall be subject to approval by the City Planner.
5. All sidewalks located within public right-of-way shall be situated at the right-of-way line subject to approval by the City Engineer.
6. All street names shall be approved by the City Planning Department.
7. 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 around all wooded areas and the stream traversing through the property. This fence shall be installed at the drip line of the tree canopy and 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.
8. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
9. All required landscaping, mounding, fencing for this development shall be in accordance to the requirements of the zoning ordinance.
10. 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.

11. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
12. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
13. An easement subject to approval by the City Attorney shall be required to the retention basin to allow emergency access by the City.
14. No signs are being approved as part of this application.
15. Fire Hydrant locations shall be subject to approval by the Washington Twp. Fire Department
16. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided during construction.
17. The developer shall work with the City Engineer to provide erosion controls and stabilization of the stream in the southeastern portion of the site and to provide additional stormwater detention in this area with minimal disturbance of the existing stand of trees subject to approval by the City Engineer.
18. The stream floodway shall be delineated on the plan as defined by the Federal Emergency Management Agency (FEMA). The plan shall be submitted to FEMA for map revision.
19. No single-family lot shall be less than 10,000 square feet in size.
20. Lots 14 and 17 shall have a back yard of 25 feet.

The motion was seconded by Mr. Foland. The motion was approved unanimously 7-0.

Woodbrooke Lakes - Record Plan

Mr. Feverston presented the Record Plan for Woodbrooke Lakes, Section 1, located north of Alex-Bell Road and east of Loop Road. Section 1 proposes twenty-six (26) lots on this 7.961 acre parcel zoned R-PD, Residential Planned Development. This section creates single-family lots along Woodbrooke Trail, formerly Chardonnay Drive. This includes the existing homes located along the street.

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

1. Lots 23 through 26 shall be reconfigured subject to approval by the City Engineer to:
 - a. Eliminate the small looped drive as a public right-of-way,
 - b. Extend all lots to abut Woodbrooke Trail,
 - c. Permit lot 23 and 24 direct access to Woodbrooke Trail, and
 - d. Provide a shared driveway for the remaining lots.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basins.
4. The description of Reserve "A" on the record plan shall include the 10 foot wide maintenance easement situated on the east side of the retention basin.
5. Reserve "A" shall also be described as a stormwater drainage easement to allow for emergency access by the City subject to approval by the City Attorney.
6. The walkway situated in the ten foot wide maintenance easement and approved with the Major Use Special Approval Plan shall be constructed as a part of this plat. This walkway shall be either asphalt or concrete and have a minimum width of 4 feet. Installation of the portion walk east of the retention basin may be deferred until such time when the walk shall have a logical terminus subject to approval by the City Engineer.
7. Reserve "A" shall extend as a 10 foot wide strip of land between lot 22 and lot 23 westward to abut Woodbrooke Trail to contain the walkway between those lots.
8. A sidewalk shall be constructed along the east side of Woodbrooke Trail instead of the west side as shown on the Major Use Special Approval Plan subject to approval by the City Engineer.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
10. All street names shall be subject to approval by the Planning Department. The name Linden Terrace and

Woodbrooke Trail are duplicate or conflicting names in Montgomery County.

11. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
12. The Developer shall place monies in escrow to the city, in an amount necessary to construct a full width improvement to Alex-Bell Road including additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of construction of any temporary improvements deemed necessary by the City Engineer. The escrow amount shall be subject to approval by the City Engineer.
13. Lots 13 through 17 shall have a 6 foot wide utility easement along Woodbrooke Trail.
14. The 10 foot wide utility easement located on the southern portion of lot 16 shall be widened to the south lot line.

Mr. John Chambers was in attendance as a representative of the applicant.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Woodbrooke Lakes, Section 1, to Council subject to the following conditions:

1. Lots 23 through 26 shall be reconfigured subject to approval by the City Engineer to:
 - a. Eliminate the small looped drive as a public right-of-way,
 - b. Extend all lots to abut Woodbrooke Trail,
 - c. Permit lot 23 and 24 direct access to Woodbrooke Trail, and
 - d. Provide a shared driveway for the remaining lots.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basins.
4. The description of Reserve "A" on the record plan shall include the 10 foot wide maintenance easement situated on the east side of the retention basin.

5. Reserve "A" shall also be described as a stormwater drainage easement to allow for emergency access by the City subject to approval by the City Attorney.
6. The walkway situated in the ten foot wide maintenance easement and approved with the Major Use Special Approval Plan shall be constructed as a part of this plat. This walkway shall be either asphalt or concrete and have a minimum width of 4 feet. Installation of the portion walk east of the retention basin may be deferred until such time when the walk shall have a logical terminus subject to approval by the City Engineer.
7. Reserve "A" shall extend as a 10 foot wide strip of land between lot 22 and lot 23 westward to abut Woodbrooke Trail to contain the walkway between those lots.
8. A sidewalk shall be constructed along the east side of Woodbrooke Trail instead of the west side as shown on the Major Use Special Approval Plan subject to approval by the City Engineer.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
10. All street names shall be subject to approval by the Planning Department. The name Linden Terrace and Woodbrooke Trail are duplicate or conflicting names in Montgomery County.
11. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
12. The Developer shall place monies in escrow to the city, in an amount necessary to construct a full width improvement to Alex-Bell Road including additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of construction of any temporary improvements deemed necessary by the City Engineer. The escrow amount shall be subject to approval by the City Engineer.
13. Lots 13 through 17 shall have a 6 foot wide utility easement along Woodbrooke Trail.
14. The 10 foot wide utility easement located on the southern portion of lot 16 shall be widened to the south lot line.

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

H.R. Office Park, Section 3 - Record Plan

Mr. Feverston presented the Record Plan for H.R. Office Park, Section 3, located west of Dayton-Lebanon Pike and south of Sheehan Road. Three (3) lots are proposed on the 6.143 acre parcel zoned B-1, Neighborhood Business.

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

1. A covenant shall be placed on this plat, subject to approval by the City Attorney, that limits vehicular access to State Route 48 to the single location labeled "Proposed Access Easement" on the record plan unless specifically modified by the City of Centerville.
2. A covenant shall be placed on the record plan requiring that all access easements, including the easement connecting to Lot 2 of H. R. Office Park, Section 2 must be improved by the property owner. This improvement shall, provide at a minimum, a two-way, hard surface drive and left-turn lane. The Installation of the improvements shall be required when the first lot is developed. The final design and engineering shall be subject to approval by the City Engineer.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. In lieu of completion of the required improvements to State Route 48 prior to recording of this plat, the applicant shall pay a lump sum fee in the amount of \$35,000 to the City of Centerville for the future widening of State Route 48.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

Mr. Bruce Davidson was in attendance as a representative of the applicant.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for H.R. Office Park, Section 3, to Council subject to the following conditions:

1. A covenant shall be placed on this plat, subject to approval by the City Attorney, that limits vehicular access to State Route 48 to the single location labeled "Proposed Access Easement" on the record plan unless specifically modified by the City of Centerville.
2. A covenant shall be placed on the record plan requiring that all access easements, including the easement connecting to Lot 2 of H. R. Office Park, Section 2 must be improved by the property owner. This improvement shall, provide at a minimum, a two-way, hard surface drive and left-turn lane. The Installation of the improvements shall be required when the first lot is developed. The final design and engineering shall be subject to approval by the City Engineer.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. In lieu of completion of the required improvements to State Route 48 prior to recording of this plat, the applicant shall pay a lump sum fee in the amount of \$35,000 to the City of Centerville for the future widening of State Route 48.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.

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

Dimco Way Building - Planning Commission Special Approval

Mr. Hansford excused himself from the meeting at this time due to a potential conflict of interest.

Mr. Feverston presented the Planning Commission Special Approval Request submitted by Tom Smith.

Staff recommended approval of the Planning Commission Special Approval Request subject to the following conditions:

1. The Planning Commission shall approve the architectural design of this building to be architecturally compatible with surrounding buildings and structures. Specifically, the Planning Commission shall approve the use of scored and split-face concrete block and E. I. F. S. as exterior wall materials.

2. The outside curb of the parking lot shall be modified to provide a radius of approximately 25 feet on the east and west side of the building subject to approval by the City Engineer.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. A stormwater drainage plan shall be approved by the City Engineering Dept. 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.
6. All required landscaping, mounding, fencing for this development shall be in accordance to the requirements of the zoning ordinance.
7. 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. The location, design, and screening of the dumpster on the property is subject to the approval of the City Planner.

Mr. Tom Smith and Mr. Steve Lensch were in attendance as representative of the applicant.

Mr. Smith stated that the building will have green-tinted glass, grey walls, and green banding.

Mr. Hoffman stated that an additional condition should be placed on the approval:

9. Prior to construction, the developer shall escrow monies in lieu of constructing an additional lane of pavement, curb, gutter, storm sewer, and sidewalk for Clyo Road. The escrow amount shall not exceed eighty dollars (\$80) per lineal foot of lot frontage.

Mr. Durham asked why there is no proposed access onto South Suburban Drive.

Mr. Feverston stated that the portion of South Suburban Drive that abuts the property is actually a private drive.

Mr. Durham stated that he is concerned with the use of Exterior Insulation Finish System (E.I.F.S.) On the base of the building.

Mr. Smith stated that the E.I.F.S. will only be used on the front of the building where walkways will be located.

Mr. Pluckebaum asked if there would be mechanical systems on the roof, and if so, they should be screened.

Mr. Lensch stated that all mechanical systems would be ground-mounted.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval Request submitted by Tom Smith subject to the following conditions:

1. The Planning Commission shall approve the architectural design of this building to be architecturally compatible with surrounding buildings and structures. Specifically, the Planning Commission shall approve the use of scored and split-face concrete block and E. I. F. S. as exterior wall materials.
2. The outside curb of the parking lot shall be modified to provide a radius of approximately 25 feet on the east and west side of the building subject to approval by the City Engineer.
3. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. A stormwater drainage plan shall be approved by the City Engineering Dept. 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.
6. All required landscaping, mounding, fencing for this development shall be in accordance to the requirements of the zoning ordinance.
7. 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. The location, design, and screening of the dumpster on the property is subject to the approval of the City Planner.
9. Prior to construction, the developer shall escrow monies in lieu of constructing an additional lane of pavement, curb, gutter, storm sewer, and sidewalk for Clyo Road. The escrow amount shall not exceed eighty dollars (\$80) per lineal foot of lot frontage.

Mr. Kostak seconded the motion. The motion was approved unanimously 6-0-1, with Mr. Hansford abstaining.

K and S Enterprise - Demolition of a Potential Landmark/Nomination for Landmark Status

Mr. Shrimplin presented the Demolition of a Potential Landmark Request submitted by K and S Enterprise. The City's Landmark Ordinance, No. 8-91, requires the Planning Department to request a nomination for Landmark Status if staff determines that a building that is the subject of a demolition request may be a potential Landmark. The applicant is requesting to demolish the Henry Opdyke House and outbuildings located at 7155 Wilmington Pike. Opdyke was the co-founder of Bellbrook and was a prominent figure in the Centerville area. The house was originally built in 1814 and features Flemish Bond brickwork, 18-inch thick walls, and built-in cupboards next to an ornate fireplace.

MOTION: Mr. Hansford moved to deny the Demolition of a Potential Landmark Request submitted by K and S Enterprise, and to recommend to the Board of Architectural Review nomination of the Henry Opdyke House and its outbuildings for Landmark Status. Mr. Foland seconded the motion. The motion was approved 6-1, with Mr. Tompkins voting no.

The Planning Commission and Mr. Thomas Routsong agreed to postpone the work session scheduled for this evening until February 10, 1998.

There being no further business, the meeting was adjourned.

SEA Star 2/10/98
Chairman