

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 10, 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 Tompkins; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of February 24, 1998, Regular Meeting:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of the February 24, 1998, Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved 6-0-1 with Mr. Pluckebaum abstaining.

COMMUNICATIONS

Mr. Feverston stated that a Major Use application had been filed for RETS Tech and is scheduled for review on March 31, 1998.

PUBLIC HEARINGS

City of Centerville for Joseph and Mary DeSaro - Rezoning from WT Special Use to Office-Service

Mr. Feverston stated that this rezoning application is City initiated as it is a result of the property being annexed to the City. The current zoning on the property is Washington Township Special Use which applies to the single-family house as well as the antique shop on the property. The requested zoning is Office-Service (O-S) which is the City transitional zoning between more intensive uses to residential uses. The 4.723 acre parcel is located at 1054 West Spring Valley Road and is bounded to the south by R-1c, single-family residential zoning; to the west by WT Special Use zoning which specifically permits a landscaping business; and to the east by agricultural with Special Use to permit a professional home office which has evolved over the years to operate as a contractors office/business. He stated that both of the adjoining properties to the east and west operate with uses that would require industrial zoning if they were located in the City. The area to the north, on the opposite side of the roadway is developing as residential uses.

Mr. Feverston stated that over an eight month period, staff has reviewed what would be the appropriate zoning for this property based on the surrounding uses. He stated that the Comprehensive Plan depicts this area to be single-family residential, however, the plan further stated that it be harmonious to compliment each other and utilize transitional zoning districts when necessary. He stated that even though the proposed zoning conflicts with the Comprehensive Plan, based on the adjacent property uses permitted by the Township, staff recommended that the O-S zoning be approved.

Mr. Stone opened the public hearing.

Mr. Fred Swigart, 1016 West Spring Valley Road, stated that his property is used as his residence and to store his contractor equipment, but the office is not located on the property. He stated that since his business has grown over the years, his need for equipment has increased as well. Mr. Swigart stated that he did not object to the rezoning as long as it would have no effect on the use of his property.

Mr. Richard Marshall, 1222 Waters Edge Drive, asked if this property would provide vehicular access to the Yankee Trace development.

Mr. Feverston indicated that had not been discussed.

Mr. Tom Toberen, Washington Township, stated that the Township would like the City to consider rezoning the property to something consistent with the Comprehensive Plan. He stated that the Special Use zoning districts are no longer used and should any of those properties change, the uses would be required to conform to the designated zoning. He stated that some of the permitted in an O-S district would not be compatible with the surrounding properties.

Mr. Durham stated he was also concerned with an O-S designation for this property and requested that additional information be obtained on surrounding zoning and land uses. He stated that if the land were rezoned to residential, the owner could maintain his existing uses on the site. He requested the surrounding land uses to be researched include north and south of the parcel; west to Yankee Street and, specifically, what is the nature of WT Special Use.

Mr. Richard DeSaro, applicant, stated that he wanted to correct Mr. Toberen's statement concerning the uses approved for his property. He stated that his Special Use was approved for a tax shop, an art gallery, office and antique shop. He stated he felt the recommendation to rezone the property to O-S was appropriate based on the uses currently approved for the property as well as the adjoining properties. He stated if residential zoning was designated to his property, he would never be able to sell it as a residential use based on the uses on the surrounding properties.

MOTION: Mr. Durham moved to table the Rezoning application for the City of Centerville/Joseph and Mary DeSaro with the Public Hearing to remain open at the next meeting scheduled for March 31, 1998. Mr. Kostak seconded the motion. The motion was approved unanimously 7-0.

An Ordinance to Establish Regulations/Procedures for a Lifestyle Community Within A Single-Family Residential Zoning District

Mr. Feverston reviewed the proposed ordinance stating that the purpose is to adopt an ordinance that would allow development of a large scale residential community that is associated with a specific lifestyle and becomes the central focus of that community. Some standards contained in the ordinance state that the project must be a minimum of 200 acres in size, 40% of the gross land area of the community be the central focus and a minimum density of 2 dwelling units per acre be maintained. A lifestyle community would include a golf course community and a resort community. An overall master plan would be required to develop a lifestyle community which would have to describe the focus of the community. The master plan would be required to include the location of all development parcels, intended uses, their acreage as well as their density, access, established reserve areas, and all amenities. The ordinance also provides a minimum of 65% of the overall development to be single-family housing. The maximum number of attached units in these communities could not exceed 35% of the development. Mr. Feverston stated that this type of application would be reviewed by the Council for final action.

Mr. Stone opened the public hearing.

Mr. Richard Marshall, 1222 Waters Edge Drive, asked if the standards would be changed to the R-1c zoning as a result of this ordinance.

Mr. Feverston stated that this ordinance would allow development of a parcel of land with a minimum of 200 acres which would meet the density of that particular zoning district based on the overall development.

Mr. Marshall asked if Yankee Trace would be the only area to which this ordinance would pertain.

Mr. Feverston stated that the Yankee Trace development is the only area in the City at the current time to which this ordinance would apply.

Mr. Marshall asked how many dwelling units per acre could develop in Yankee Trace.

Mr. Feverston stated that single-family would be 2 dwelling units per acre and attached units could develop at 6 dwelling units per acre with appropriate zoning.

Mr. Marshall stated that the homeowners are obviously concerned as to how their investments would be affected by this ordinance as it appears its consideration would be for the development of the Bethany Lutheran project immediately north of Yankee Trace. He stated that although specific site plans are not being considered at this time, a development of this type would increase traffic and a separate entrance from Yankee Street should be required. Mr. Marshall stated that as neighbors, Bethany Lutheran would be very desirable, but as an

associated part of Yankee Trace he was not certain. He suggested the ordinance be tabled until the Yankee Trace residents met to discuss the proposal.

Mr. Bob Eisenhower, 1602 Heritage Lake Drive, was concerned with the additional traffic that a use like Bethany Lutheran would create. He stated that entrances to this project would be in the same location as the swimming pool and hiker/biker trails. He felt that would not be a good situation.

Ms. Marlene Pensky, 9694 Preserve Place, stated that her concern was the percentage of the density. She stated 65% of the detached homes with a maximum of 35% of cluster homes in the development was not an acceptable mixture. She stated that when Yankee Trace was first proposed to the City, there was never an issue of cluster homes. She stated the homeowners in Yankee Trace purchased in that development as single-family residences. She stated that the ratio of multi-family to single-family dwelling units does not work.

Mr. Feverston stated that the ratio of the concept for development was proposed by Bethany Lutheran. He stated that the original plan for Yankee Trace was to develop it with 490 to 520 dwelling units. He stated that additional acreage was included in the development which would allow for the development.

Mrs. Pensky stated that she was concerned with the possibility of having attached housing interspersed throughout the community.

Mr. Durham stated that what this ordinance is proposing to do is hide the attached housing in the middle of a detached zoning district. As a policy choice, he stated he was very much bothered by the change. He stated that if the City wants attached housing in Yankee Trace, those portions of land should be rezoned to accommodate that type of development and not permit it through what appears to be a special deal.

Mr. Foland agreed that ordinance should be tabled. He stated that the matter Mr. Marshall brought before the Planning Commission regarding Bethany Lutheran was new to the members. He stated that Planning Commission should be informed as to what direction the development of Yankee Trace is headed prior to consideration of an ordinance of this type.

MOTION: Mr. Durham moved to table the Lifestyle Community Ordinance. Mr. Foland seconded the motion. The motion was approved 6-0-1 with Mr. Tompkins abstaining.

The members of Planning Commission scheduled a work session to discuss the results of the meeting with Yankee Trace residents. The work session was scheduled for April 14, 1998, at 6:30 PM. Mr. Marshall was specifically encouraged to attend to inform the members of the discussion of the residents meeting.

Ordinance to Establish Fee Schedule

Mr. Feverston reviewed the proposed Ordinance to repeal the existing fee ordinance for zoning ordinance applications updating the current fee schedule last adopted in 1990. The revisions in the proposed fee structure would reflect the current costs to the City to process applications.

Mr. Stone opened the public hearing.

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

MOTION: Mr. Foland moved to recommend approval of the Ordinance to Establish Fees to Council as proposed. Mr. Hansford seconded the motion. The motion was approved 5-2 with Mr. Durham and Mr. Kostak voting no.

There being no further business, the meeting was adjourned.

Al Foland 3/31/98

