

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 14, 1997

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

Attendance: Mr. Scot Stone; Chairman; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Richard Tompkins; Mr. Jack Kostak. Absent: Mr. Arthur Foland. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Bill Stamper, Economic Development Administrator.

Motion to excuse absent members:

MOTION: Mr. Hansford moved to excuse Mr. Foland from the meeting due to illness. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Work Session minutes of September 23, 1997, as written. Mr. Tompkins seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

UNFINISHED BUSINESS

Routsong Funeral Home - Variance/Planning Commission Special Approval

Mr. Thomas Routsong was present and asked the Planning Commission to leave his application on the table. He stated that both his staff and the City staff had been working toward a solution to his project.

The members of Planning Commission agreed that the application should remain on the table.

Woodbrooke Lakes - Major Use Special Approval

MOTION: Mr. Durham moved to remove the Major Use Special Approval application for Woodbrooke Lakes from the table. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Mr. Feverston reviewed the Major Use revised plan for Woodbrooke Lakes located east of Loop Road, north of Alex-Bell Road (SR 725) and south of I-675. The request is to construct a planned single-family residential development on the 41 acre site zoned Residential Planned Development, R-PD. The applicant is proposing the development to have 130 units for a density of 3.5 dwelling units per acre.

Mr. Feverston stated that there were concerns with the original submission which included setbacks, lot widths, detention ponds as well as issues to the specific site.

The revised plan proposes the roadway network within the development to remain as submitted on the original plan. The lot configurations were realigned to make the lots have more standardized building setbacks. The street running parallel and immediately north of Alex-Bell Road proposes the building setbacks to be 8 feet from the right-of-way. Generally throughout the rest of the development, 22 foot setbacks are proposed.

Mr. Feverston stated there are 5 lots shown on the revised plan that will not accommodate the house designs submitted with the application.

Staff recommended approval of the revised plan subject to the following conditions:

1. Special consideration be given to the existing 10 houses that were constructed as a part of the Chardonay Valley condominium development with regard to building setback and lot width. All building setbacks shown on the development plan must accommodate all portions of the existing house including their decks as prescribed by the Zoning Ordinance.
2. All undeveloped lots shall incorporate the following minimum requirements:
 - a. A minimum lot width of 60 feet;
 - b. A minimum front yard of 8 feet for all lots fronting Linden Terrace or Elm Leaf Terrace;
 - c. A minimum front yard of 12 feet for the four (4) infill lots on Chardonay Drive;
 - d. A minimum front yard of 22 feet for all other lots;
 - e. A minimum rear yard of 20 feet;
 - f. All building setbacks shall be established outside of any access, utility, drainage or any other easement subject to approval by the Planning Department.
3. All undeveloped lots shall provide a minimum of 5 off-street parking spaces including 2 garage spaces where on-street parking or additional parking is not provided subject to approval by the Planning Department.
4. All undeveloped lots shall provide a minimum driveway length of 22 feet from the back of the curb, excluding any sidewalk, subject to approval by the Planning Department.

5. In 1988, temporary improvements to Alex-Bell Road were made and right-of-way was dedicated as a part of the Chardonnay Valley development. An escrow was also established in-lieu-of requiring the developer to make an improvement to Alex-Bell Road across the entire frontage of their property that included an additional lane of pavement, a sidewalk, curb and stormwater drainage. The amount escrowed shall be re-evaluated to determine its adequacy in 1997 dollars.
6. All streets proposed for this development shall be public streets. Chardonnay Drive and Overview Drive are currently private streets. The design of all proposed streets and the redesign of the existing private streets, specifically the roadway width, must be approved by the Planning Commission and City Council. The stormwater drainage system must be redesigned to eliminate the reverse crown on the existing streets.
7. All landscape islands proposed for this development and the landscape island that exists on Chardonnay Drive at Alex-Bell Road shall be established as reserve areas that are owned and maintained by the homeowners association and are situated outside of any public right-of-way.
8. The parking spaces located along Elm Leaf Terrace shall be maintained by the homeowners association.
9. The tangency of each leg to the four-way intersection shall be increased subject to approval by the City Engineer.
10. Additional information regarding stormwater drainage shall be provided with the master plan that more precisely delineates the 100 year storm. In this specific case, given the topography of the site, the flow rate of the existing tributary through the site, the proximity of the existing homes to the retention basin and the proximity of proposed houses to the existing and proposed retention basins, the 100 year storm boundary must be precisely located.
11. The bridge on Overview Drive and the street itself must be designed to be completely above the 100 year storm elevation.
12. Additional public right-of-way shall be dedicated at the western edge of this development from Overview Drive to extend south and attach to the B-PD zoned land.
13. All street names shall be subject to approval by the Planning Department.

14. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
15. The Centerville/Washington Park District has requested a fee-in-lieu of parkland dedication be required for this development in the manner approved for Chardon Valley. Credit would be given for the 8 houses where this fee-in-lieu has been paid and for the private open space (recreation area) shown on the plan.
16. Any design of the recreation facility should be subject to the approval by the Planning Commission.
17. A building envelope shall be established that would accommodate the minimum size house proposed for this development.

Mr. Feverston presented slides of some successful developments in Kettering as well as Centerville have have been built with the same kind of setbacks as proposed for the Woodbrooke Lakes project.

Mr. John Chambers, representing the applicant, stated that they had worked with staff and felt the proposal and recommendations were acceptable. He stated that the 5 lots determined by staff to be too small can be modified with a slight shifting of the lot lines to provide adequate space for construction.

Mr. Feverston stated that these lots were labeled to make the applicant aware of the situation so that a variance would not be needed in the future.

Mr. Pluckebaum stated that he felt the applicant had met the requirements and made the revisions needed for approval.

The Planning Commission members felt that the retention pond treatment should be something other than ground cover plantings, perhaps stone or uni-stone. With that direction, they felt the treatment should be approved by the City Engineer.

MOTION: Mr. Durham moved to recommend approval of the Major Use application for Woodbrooke Lakes to Council subject to the following conditions:

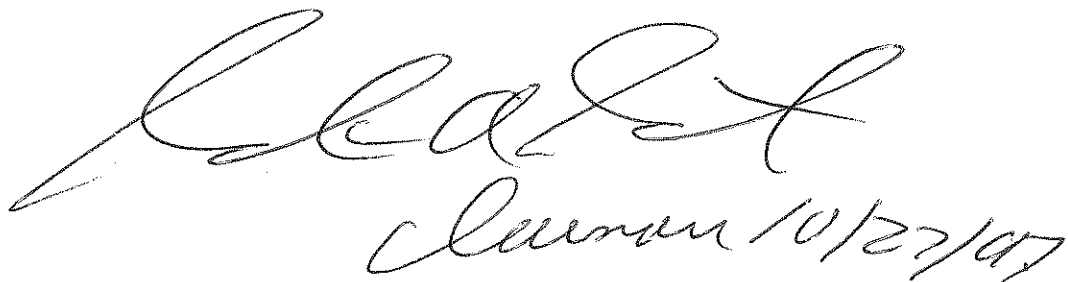
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16. The design of the recreation center buildings shall be submitted to the Planning Commission for approval.

Mr. Pluckebaum seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.



10/27/97