

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, February 18, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Arthur Foland; Mr. James Durham; Mr. Peter McMahon. Absent: Mr. Timothy Shroyer. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Steve Weaver, Director of Public Works.

Tom Harrigan Development - Major Use Special Approval

Mr. Feverston reviewed the request from Tom Harrigan for a Major Use Special Approval application seeking approval to construct a car dealership facility on the north side of Loop Road across from the existing Acura/Infiniti dealership. This 11 acre tract of land adjoins the Village South neighborhood, the Centerville-Washington Park District as well as the Centerville Kindergarten Village facility. The revised plans submitted require 29 parking spaces based on the recalculation for that plan. The revised plan shows a 2-story building with each of the five buildings total to vary in size from 2 to 3 stories. The proposed building elevation for Phase 1 is a single-story building with some display areas and office space on the front and the rear elevation facing the north to have office windows along the top of the building with 2 garage doors for entry of vehicles with a center prep area which will include a small car wash. The lighting plan proposes light poles to be approximately 25 ft. with 2 shoebox style fixtures having a 250 watt halogen bulb that will produce down-directed light not spilling out onto other properties.

Mr. Feverston stated that another major concern of the Village South neighborhood was the encroachment into the 100 ft. buffer area. The revised plan indicates there will be no encroachment of any kind into that area. Two (2) retaining walls will be constructed on the east side of the slope. The detention basin proposed for this site will contain the stormwater runoff and control it for the entire development as well as providing regional capability to provide detention for the storm system contained within the Loop Road right-of-way.

Camp, Dresser and McKee has reviewed the proposed runoff and confirmed that the detention basin is oversized to meet the requirement of the stormwater drainage ordinance as well as further proposed a much larger detention basin to benefit the region with shared funding. The applicant proposed silt fencing and straw bales to control the site during the construction phase as well as using brush cleared from the site to slow the runoff. In addition, Mr. Feverston stated that he would

recommend a requirement to place a construction limits fence at the 100 ft. buffer area to delineate exactly where construction should stop. A 6 to 7 ft. high privacy fence is proposed along the edge of the parking area at the rear of the building to be continued as each phase develops. Behind the fence will be a double, staggered row of evergreen trees. Staff recommended that a requirement to reforest the slope be done with each phase to recreate the slope as it exists prior to construction.

Mr. Durham asked how the retaining walls could be installed without encroachment of the buffer area.

Mr. Larry King, CESO representing the applicant, stated that the wall systems proposed are constructed with a gravel foundation approximately 1 ft. deep and the construction work is done behind the wall structure without a need to encroach onto other properties.

Mr. Foland questioned the difference in the detention system and who would be responsible for the additional cost.

Mr. Feverston stated that based upon estimates provided by the applicant, the required detention basin will cost approximately \$44,000. The oversized basin would cost approximately \$64,000. The applicant has stated that the additional cost for the oversized basin would require participation by the City.

Mr. Hoffman stated that the only difference in the two systems is the larger system would take the undetained water coming off of the Voss site.

Mr. Kostak asked what the impact would be to have the larger system constructed.

Mr. Hoffman stated that the larger system would reduce the amount of flow from the site to 40 to 50%. The smaller system would reduce the amount of flow across the park property to 85 to 90%.

Mr. Feverston stated that the Park district has indicated that should the City be willing to participate in constructing the larger detention basin, they would then discuss the possibility of creating a low flow pipe along the side of the swale to take care of the normal everyday flow of stormwater and then during time of higher flow, the water would come over the swale and flow underground.

Mr. Stone stated that if Planning Commission recommends approval of the project to Council, it should be recommended that the oversized detention basin be constructed. During Council review, they will have to determine what they desire to do concerning drainage.

Mr. Ken Hahn, representing the Village South neighborhood, stated that they continue to have drainage problems as expressed by the Montgomery County Sanitary Department. A project to improve the sanitary lines in the neighborhood have been detained in order to hire a subcontractor to work in the area as Montgomery County indicated their equipment could not handle the situation with the volume of water in the Village South neighborhood was too high. Mr. Hahn stated that the revised plan has improved, however, many issues still need to be resolved to make this a workable plan.

Mr. King stated that they felt that the construction fence was not necessary along the edge of the buffer zone. After discussion, the Planning Commission agreed that construction tape would be satisfactory to mark the end of the construction area.

Mr. Hahn felt that the runoff from the area would be slowed, however, the amount of runoff would be greater with the construction of a larger basin.

Mr. Hoffman stated that the City's stormwater ordinance is based on a TR55 drainage analysis which was used by the engineers for the developer as well as by Camp, Dresser and McKee. The points considered in this software program are the soil type, cover vegetation and the amount of runoff from the site. The proposed development area is then considered by the increase of the impervious area and increased volume of water generated by this development. This program tells what kind of critical storm to design for the site. In this case, the system was designed for a 100-year storm which means the City shall control the rate of runoff from the site for any event up to a 100 year storm to a 1-year rate of runoff.

In review of the landscape plan, Mr. King suggested that in addition to the double, staggered row of evergreens, seedlings be planted on the slope that would grow quite rapidly.

Mr. Durham stated that with the project being done in phases, it would be better to have the seedlings on the slope because there will be greater numbers and will, over time, more effectively reforest this area.

Mr. Bob Feldmann, Centerville-Washington Park District, suggested that park grade trees be planted on the slope as seedlings would be risky in the fescue grass proposed for the site. The other concerns of the Park District have been addressed.

Mr. Gary Smiga, Centerville City Schools, stated that their concerns of encroachment of the buffer area and drainage seemed to be satisfied.

Mr. King stated that his experience has been that with the number of seedlings they intend to install, they would be very successful with a reforestation effort using seedlings. He stated that the existing trees on the slope are quite thin because of the lack of water. The proposed seedlings will be of better stock and given a chance to grow in a different soil which will be brought in, the new trees will provide a better visual effect.

The members of Planning Commission asked for staff to determine the difference in the proposal of seedlings compared to park grade trees in terms of cost.

The building elevations are to be of a dryvit-type material with a large amount of glass.

Mr. Hansford stated that his concern was with the use of dryvit as it does not appear to be a substantial material. He stated that the building should utilize a different type of material used where it will come into contact with a large amount of vehicles.

Mr. Foland stated that he felt the use of dryvit was acceptable after seeing how its application was done at the Acura/Infiniti dealership on the opposite side of Loop Road.

Mr. King stated that the lighting information submitted to the City was basically to show that the amount of light spillage at the rear of the property could be drastically controlled. He stated, however, some areas on the site will require more intense lighting other than what Mr. Feverston reviewed at the start of the meeting. Mr. King stated he just wanted to make it clear that what was submitted was an example and they would work with staff to find an acceptable lighting plan.

Mr. Stone stated they would like information so that a recommendation could be forwarded to Council.

Mr. Feverston indicated the lighting on the front of the property should be consistent with the existing developments along Loop Road which have 30 to 40 foot candles. The area along the back, staff recommended lighting reduced so that it would not affect the Village Sough neighborhood. The shoebox fixtures provide sharp cutoffs so that direct glare and direct bare bulb aluminum will not be seen going down the hill.

February 18, 1997

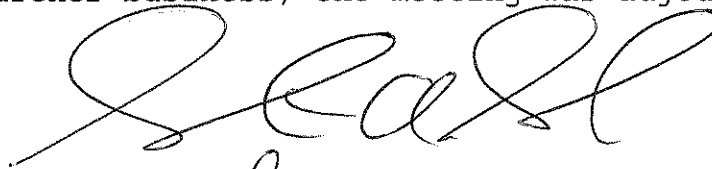
PC

Page 5

Mr. Hahn was concerned with the phasing aspect of the project stating that he felt the grading of the site should be done during Phase 1.

Mr. Feverston stated that in review of the project, he and Mr. Hoffman agreed that the detention system selected by Council should be constructed with appropriate infill areas to be done at the time of each phase.

There being no further business, the meeting was adjourned.


Chairman 2/25/97

