

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 13, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. James Durham; Mr. Patrick Hansford; Mr. Arthur Foland. Absent: Mr. Jack Kostak. There are currently two (2) vacancies on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

MOTION: Mr. Foland moved to excuse Mr. Kostak from the meeting as he gave prior notice to the Planning Staff. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of April 22, 1997, Work Session, as written. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of April 29, 1997, Regular Meeting, as written. Mr. Durham seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Anna's Child Care & Learning Center - Minor Amendment

Mr. Feverston reviewed the request from Anna's Child Care & Learning Center, 5600 Clys Road, proposing a minor amendment to their Special Approval application to delete a portion of the landscaping as approved on the original plan. He stated that the owner of the facility is requesting that due to the preservation of seven (7) existing trees along the east property line, the five (5) Honey Locust trees in the same general area not be required. In addition, relief is also being requested to delete three (3) Crabapple trees and Youngstown Junipers in the circle driveway along Clys Road due to bugs and bees attracted to these types of plantings which pose a possible safety issue for clients.

Mr. Durham stated that the proposed trees would provide a good canopy tree which is the visual affect the City wants to achieve.

Mr. Foland stated that he felt the trees preserved during the construction period should be retained, however, the additional landscaping should be required.

Mr. Durham stated that the landscape plan approved was a minimal plan and felt no relief should be granted. He suggested that the areas on the site and types of plantings could be changed to satisfy the landscape requirement.

Mr. Hansford stated that if the circle driveway did not provide an adequate location for planting, those plantings could be installed between the circle driveway and Clyo Road.

The members of the Planning Commission directed staff to allow the applicant to relocate and vary the types of plantings on the site, subject to staff approval; however, no landscaping shall be deleted from the approved plan.

NEW BUSINESS

Silvercreek Estates, Sec. 6 - Record Plan

Mr. Feverston reviewed the Record Plan for Silvercreek Estates, Sec. 6, proposed to be an extension of Haley Drive between Washington Church Road and Yankee Street in Washington Township. The zoning on the 6.4654 acre parcel is Washington Township R-4. Twelve (12) lots are proposed for this section of the subdivision including an open space lot. Lot #56 is reserved for the detention area and will not be a lot for development.

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

1. All street names shall be subject to approval by the Centerville Planning Department. Gita Lane is not an acceptable street name.
2. Detailed stormwater drainage calculations and plans incorporating stormwater retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount of \$173,500 or which \$19,200 is for sidewalk if posted as a separate bond and a subdivider's agreement entered into with the City.
4. An inspection fee of \$3,296.50 shall be paid to the City of Centerville.

Mr. Feverston stated that a request was received late today for a building setback of 45 feet to be permitted on Lot #56 and #57. The original submittal of this plan was approved previously and were changed in error. He stated that the Township had approved a variance to allow this 45 foot setback as now requested by the applicant.

Mr. Steve Lisle, Reinke & Associates, was present for the review of the project.

Mr. Durham asked why a building setback on Lot #56 was necessary if it was to be used for the detention pond.

Mr. Lisle stated that should the detention be carried underground to Yankee Trace, Lot #56 would then be usable lot.

Mr. Durham stated that Lot # 53 appeared to be unbuildable based on the small dimensions.

Mr. Lisle stated that the setback requirements are calculated in a different manner in the Township than the City. Even though it will be a difficult lot on which to construct a house, it will be buildable.

MOTION: Mr. Durham moved to approve the Record Plan for Silvercreek Estates, Sec. 6, subject to the following conditions:

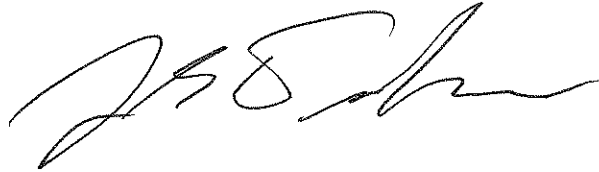
1. All street names shall be subject to approval by the Centerville Planning Department. Gita Lane is not an acceptable street name.
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4. An inspection fee of \$3,296.50 shall be paid to the City of Centerville.

5. Lots #56 and #57 shall have a building setback of 45 feet which reflects the variance granted by Washington Township.

Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

Mr. Feverston gave the members of Planning Commission a brief review of the items to be reviewed at the next regular meeting.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "JSE", is written in the center of the page.