

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 30, 1997

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Richard Tompkins (where noted). Absent: Mr. Scot Stone; Mr. Jack Kostak. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to excuse absent members:

MOTION: Mr. Durham moved to excuse Mr. Kostak and Mr. Stone from the meeting as each gave prior notice to the Planning Department. 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 September 9, 1997, as written. Mr. Pluckebaum seconded the motion. The motion was approved 3-0-1 with Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Feverston stated that a letter had been received by the City requesting the the Special Approval application for Clyo Store & Lock be withdrawn.

The applicants for the The Franciscan at St. Leonard have requested that their applications be reviewed as the last items on the agenda due to a meeting schedule conflict.

Mr. Tompkins arrived at this time.

The members of Planning Commission felt that the Routsong Funeral Home application should not remain on the table any longer and directed staff to inform the applicant that action will be taken during the next regular meeting.

NEW BUSINESS

Yankee Trace, Sec. 14 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 14, located north of Social Row Road and east of Yankee Street. Twenty (20) lots are proposed on the 8.69 acre parcel zoned R-1c, Single-Family Residential. These lots are configured on

a loop street that will have two (2) access points to Yankee Trace Drive. One request from the applicant is that Lot #266 not include the area for mounding and become a separate reserve lot.

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

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan for Parcel 16 approved by the Planning Commission on July 29, 1997. Additionally, a 40 foot rear yard setback shall be established at the southwest corner of Lot 257.
2. A covenant shall be placed on the Record Plan that prohibits vehicular access to Yankee Trace Drive from Lots 249, 266, 267 and 268 subject to approval by the City Attorney.
3. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
4. 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.
5. The area be created as reserve area off of Lot 266 and including that the triangular piece of land be added to that reserve area.

Mr. Jim Kiefer, representing the developer, stated that they had reviewed the recommendations and had no objection to them.

Mr. Durham stated that mounding should be required along Yankee Trace Drive as in other sections of the Yankee Trace subdivision. He stated these lots will be on a curve and to screen vehicle headlights, the mounding would be helpful.

Mr. Kiefer stated that the street tree program would also occur in this section as it has throughout the entire development.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Yankee Trace, Sec. 14, to Council, subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan for Parcel 16 approved by the Planning Commission on July 29, 1997. Additionally, a 40 foot rear yard setback shall be established at the southwest corner of Lot 257.
2. A covenant shall be placed on the Record Plan that prohibits vehicular access to Yankee Trace Drive from Lots 249, 266, 267 and 268 subject to approval by the City Attorney.
3. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
4. 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.
5. The area be created as reserve area off of Lot 266 and including that the triangular piece of land be added to that reserve area.
6. Mounding be installed along all four (4) lots on Yankee Trace Drive where practical (meaning line of sight and access to the lots).

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

ERTH Systems Shredding - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application for ERTH Systems Shredding, 8001 South Suburban Road, which has proposed to construct a 1,728 sq. ft. building addition to their existing building. The zoning on the 1.86 acre parcel is I-1, Light Industrial. A new asphalt driveway will serve the parking area to be expanded along the east side of the property, and a dry detention basin will also be constructed as a part of this project. The building addition will be located on the west side of the site.

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

1. The Planning Commission shall approve the architectural design of the proposed addition to assure the materials, shape and architecture create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of metal panels as an exterior siding material.
2. A raised curb or bumper blocks shall be installed at the back edge of the parking stalls subject to approval by the City.
3. The final grading plan shall be subject to approval by the City Engineering Department.
4. A stormwater drainage plan shall be approved by the City Engineer 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.
5. The landscaping plan shall be submitted to screen the loading dock and parking to South Suburban Road subject to approval by the City Planner.
6. A detailed exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Tom Sheets, contractor for the project, stated that he had no objection to the staff recommendations. He stated that they will install mounding in front of the expanded parking area to screen it from the roadway.

Mr. Hansford asked if the City had received any complaints regarding littering based on the type of business conducted on the site.

Mr. Feverston stated that he was not aware of any complaints.

Mr. Durham asked how many other buildings in the area were constructed with metal panels and face the street.

Mr. Feverston stated that there is a wide variety of architecture throughout this industrial area.

The Planning Commission approved the architectural design of the proposed addition as requested including the use of metal panels as an exterior siding material.

MOTION: Mr. Hansford moved to approve the Special Approval application for EARTH Systems Shredding, 8001 South Suburban Road, subject to the following conditions:

1. A raised curb or bumper blocks shall be installed at the back edge of the parking stalls subject to approval by the City.
2. The final grading plan shall be subject to approval by the City Engineering Department.
3. A stormwater drainage plan shall be approved by the City Engineer 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.
4. The landscaping plan shall be submitted to screen the loading dock and parking to South Suburban Road subject to approval by the City Planner.
5. A detailed exterior lighting plan shall be submitted and subject to the approval of the City Planning Department.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Far Hills Baptist Church - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Far Hills Baptist Church to be located on Clyo Road east of the Nestle Creek subdivision and east of Wilmington Pike. The zoning on the 39.229 acre parcel is R-1c, Single-Family Residential which allows a church as a permitted use. There is an established treeline along the south and east property lines on the site. Approval is being sought for Phase 1 which includes the main sanctuary and classroom space. Three (3) driveway locations are already established along Clyo Road. A future access point to Centerpoint Drive is being proposed in concept. A future phase will include a chapel and spire. The building materials to be used on the building will

be primarily brick and stone. A down-directed luminaire lighting fixture is to be used throughout the site. The proposed landscaping plan meets the standards in the future landscape ordinance presently being considered by the Council. The plant mixes, the canopy trees, evergreens, understory trees and mounding are all included in the proposal.

The 100 foot buffer area is shown as a part of the overall site plan with the retention areas directly to the north of this area. The retention proposed for the project will provide more than what is required. The City Engineer has required that a low level tile be installed to the retention areas through the buffer yard area although minimal disturbance will be done to those areas.

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

1. The areas designated as future chapel, tower, prayer garden, drive and parking are approved in concept with the final plans subject to approval by the Planning Commission.
2. All sidewalks located adjacent to parking stalls shall have a minimum width of 6.5 feet.
3. The mechanical area labeled on the site plan shall be screened and any mechanical, HVAC, and other systems that may be attached to the roof shall be concealed by the parapet wall or roof system subject to approval by the Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. The final stormwater drainage plan shall be approved by the City Engineer 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. This plan shall also include extending the storm sewer to provide low-flow connections to the existing storm sewers in the Cheltenham Neighborhood through the 100 foot buffer.
6. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access to the detention basins by the City. The property owner shall be responsible for the maintenance of the detention basin.

7. Additional landscaping shall be installed within or adjacent to the 100 foot buffer to screen any gaps created by the storm sewer connections in the existing stand of trees subject to approval by the City Planner.
8. Landscape islands, having a minimum width of 9 feet, shall be constructed beneath all light poles within the parking lot subject to approval by the City Planner.
9. White pines shall not be used within the 100 foot buffer zones or for screening purposes to the adjacent single-family residences.
10. The proposed Galleria light fixtures shall be modified to provide house shields that screen the view of the energized lamp and lens from view off-premises or a new fixture be proposed that fully encloses the lamp and lens within its housing subject to approval by the City Planner.
11. The final design and screening of a dumpster area shall be subject to approval of the City Planning Department.
12. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
13. The right-of-way at the end of Centerpoint Drive be dedicated to establish the cul-de-sac area which shall be constructed to standards subject to approval by the City Engineer.

Mr. David Oakes, representing the applicant, was present for the review of the project and stated they had no objection to the conditions as recommended by staff. He stated that the only question would be with the actual construction of the cul-de-sac and how it would affect the church budget. He stated that the actual size of the proposed building is approximately 120,000 sq. ft. which includes the 2-story portions of the church. The seating available in the first phase of the church will be 1,767 with 734 parking spaces, however, the requirement is only 442 spaces based on the seating capacity. Mr. Oakes stated that the church feels that the 734 spaces are necessary for their project, however, they would like some flexibility in that exact number depending on the construction budget. The exact number will more than satisfy the City standard.

Mr. Durham stated that the future parking and drive to Centerpoint Drive should be deleted from the first condition. He stated that the church should have to provide a justification for a real need for vehicular access in order to approve the additional parking and the connection to Centerpoint Drive. The church has three (3) curb cuts along Clys Road and with St. Francis Church using Centerpoint Drive as its primary exit on Sunday mornings, providing an access from this property to Centerpoint Drive is a question.

Mr. Hansford agreed stating that some of the future parking appears to be located in the detention basins.

Mr. Durham asked if it was necessary to locate the retention basin in the 100 ft. buffer area.

Mr. Oakes stated that due to existing drainage problems, the City Engineer requested that the basin be oversized and that issue puts the basin in the buffer area. He stated that mounding is being created to enhance that area as well. The basins will be dry and can be landscaped to provide more buffer.

Mr. Hansford stated that the detention area could be shifted to the north so that the buffer area would not be disturbed with consideration given to the wetlands in the immediate area.

Mr. Foland asked if this particular point of approval could come back to the Planning Commission and overall approval of the plan could be given at this time.

Mr. Farquhar stated that the issue of encroachment into the buffer area for detention purposes is one of planning and engineering. He stated that the Planning Commission had made it clear to staff of their concerns and if it possible to relocate the basin out of the buffer area, the City Engineer would do so.

Mr. Durham stated that construction of the cul-de-sac along Centerpoint Drive should not be a part of the approval since the drive and parking are being eliminated at this time. In the future, if access to Centerpoint Drive is proposed by the church, the Planning Commission will require the cul-de-sac to be constructed to City standards.

Mr. Hansford stated that the parking seems to be oversized and there is a lack of landscaping on the east lot. If it can be reduced, it would be desirable to do so.

MOTION: Mr. Durham moved to approve the Special Approval application submitted for Far Hills Baptist Church subject to the following conditions:

1. The areas designated as future chapel, tower, prayer garden, drive and parking are approved in concept with the final plans subject to approval by the Planning Commission.
2. All sidewalks located adjacent to parking stalls shall have a minimum width of 6.5 feet.
3. The mechanical area labeled on the site plan shall be screened and any mechanical, HVAC, and other systems that may be attached to the roof shall be concealed by the parapet wall or roof system subject to approval by the Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. The final stormwater drainage plan shall be approved by the City Engineer 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. To the extent feasible, there will be no detention within the 100 foot buffer area. This plan shall also include extending the storm sewer to provide low-flow connections to the existing storm sewers in the Cheltenham Neighborhood.
6. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access to the detention basins by the City. The property owner shall be responsible for the maintenance of the detention basin.
7. Additional landscaping shall be installed within or adjacent to the 100 foot buffer to screen any gaps created by the storm sewer connections in the existing stand of trees subject to approval by the City Planner.
8. Landscape islands, having a minimum width of 9 feet, shall be constructed beneath all light poles within the parking lot subject to approval by the City Planner.
9. White pines shall not be used within the 100 foot buffer zones or for screening purposes to the adjacent single-family residences.

10. The proposed Galleria light fixtures shall be modified to provide house shields that screen the view of the energized lamp and lens from view off-premises or a new fixture be proposed that fully encloses the lamp and lens within hits housing subject to approval by the City Planner.
11. The final design and screening of a dumpster area shall be subject to approval of the City Planning Department.
12. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS/NEW BUSINESS

The Franciscan at St. Leonard - Variance/Planning Commission
Special Approval

Mr. Feverston reviewed the Variance and Special Approval applications submitted by The Franciscan at St. Leonard, 8100 Clyo Road, requesting an extension of the Residential Planned Development, R-PD, zoning classification 50 feet into an Agriculture zoning district to allow construction of 32 new cottage units south of the Joseph Bernardin Center. The zoning on the developed portion of the property is R-PD. There is a 69 acre parcel of land recently annexed to the City from the Township which retains its Agriculture zoning classification.

Staff recommended approval of the Variance application subject to the following conditions:

1. This variance shall only provide for a front and side yard for Cottage 10, a rear yard for Cottage 11 and to accommodate the proposed southern retention pond including any easement or grading that may be necessary. The front yard for Cottage 18 shall be redrawn to eliminate the extension of zoning regulations variance.
2. The Franciscan at St. Leonard shall, within the next 120 days, Petition the City of Centerville to rezone the southern 69.001 acre tract of land from Washington township Agriculture to Residential Planned Development, R-PD.

3. The Franciscan at St. Leonard shall, within the next 120 days, file a Major Use Special Approval application with the City of Centerville to revise the Master Plan to include the entire 193.934 acre development.

Further, staff recommended approval of the Special Approval application subject to the following conditions:

1. Should the Planning Commission deny the requested variance to extend the zoning requirements of the R-PD zoning district into the Agriculture zoned portion of this development, this site plan shall be modified to eliminate this variance subject to approval by the Planning Commission.
2. The alignment of the proposed north/south road as it extends from Chaminade Circle through this development shall be subject to approval by the City Engineer.
3. The guardrail shall be moved from the edge of all roadways a distance of approximately 8 feet subject to approval by the City Engineer.
4. Both retention ponds shall be redesigned and/or shifted to move the shoreline away from all roadways and provide for a minimum slope of 4 to 1 from the guardrail to the waters edge at their normal pool subject to approval by the City Engineer.
5. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access to the retention basins by the City. The property owner shall be responsible for the maintenance of the detention basin.
6. A walkway, 5 feet in width, shall be constructed along the entire length of the north/south road from its intersection with Chaminade Circle and from the easternmost cul-de-sac to connect with the existing walkway to the east subject to approval by the City Planner.
7. The right-of-way dedication along Clyo Road shall be modified throughout this development to provide a 45 foot right-of-way from an adjusted centerline using a 750 foot radius through the curve, subject to approval by the City Engineer.
8. The final grading plan shall be subject to approval by the City Engineering Department.

9. A stormwater drainage plan shall be approved by the City Engineering Department 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.
10. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planner.
11. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Foland opened the public hearing.

Mr. Terry Hanaur, Miller-Valentine Group representing the applicant, stated that they would request that the 120 day deadline be waived for the submission of a Master Plan in order to provide ample time to develop a plan that will meet the market needs. He stated they would need approximately up to 6 months to develop a plan.

Mr. Pluckebaum asked why there was a delay to review a Master Plan and rezoning from this area.

Mr. Hanaur stated that St. Leonard assumed the approval for the original Master Plan included the 69 acre tract of land.

There being no other speakers, Mr. Foland closed the public hearing.

Mr. Durham stated that he felt there was no hardship which would justify granting a variance.

Mr. Farquhar stated that the provision in the Zoning Ordinance that would allow the variance would not apply to this situation since there was no uncertainty as to the zoning boundary in this case.

Mr. Durham stated that the request for a Special Approval was a substantial change to the original Master Plan and a new Master Plan needed to be submitted. He stated it would not be appropriate planning to approve this section when it is not known how the remainder of the site will be developed. Mr. Durham stated further that the location for these cottages is probably the worst location to Clyo Road on the site to put people.

Mr. Foland stated he felt the proper order for this project was to first rezone the land to the appropriate zoning classification. At that time, a new Master Plan should be submitted for consideration by the Planning Commission and Council.

MOTION: Mr. Durham moved to deny the Variance request by The Franciscan at St. Leonard. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Mr. Durham stated that the Special Approval application was not valid since the Variance was denied. He stated that he did not want the Special Approval tabled until a new Master Plan was submitted. He stated the Planning Commission would not be able to approve a Special Approval application for a section of the Master Plan that has not been approved by Council.

Mr. Brian Forschner, Executive Director of The Franciscan at St. Leonard, stated that they submitted the Master Plan in 1984 showing the exact development as proposed today.

Mr. Feverston stated that the approved Master Plan on file with the City did not show any development as suggested by Mr. Forschner. He stated that the procedure for St. Leonard should be to submit a Master Plan for the entire site as well as a rezoning application to change the zoning to R-PD.

Based on the procedure outlined, Mr. Forschner withdrew the Special Approval application from consideration.

NEW BUSINESS

The Franciscan at St. Leonard - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by The Franciscan at St. Leonard requesting approval of a 12,500 sq. ft. expansion to the nursing facility and also to construct a new 3,500 sq. ft. dining area in the main building. These improvements to the project are in accordance with the approved Master Plan for the site. The proposed architecture for the additions will emulate the design of the existing structure.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The final grading plan shall be subject to approval by the City Engineering Department.

2. A stormwater drainage plan shall be approved by the City Engineering Department 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.
3. All new exterior lighting fixtures shall match the existing fixtures with a final plan subject to approval by the City Planning Department.

Mr. Dave Settles, Miller-Valentine Group, was present for the review of the project. He stated that they had reviewed the recommendations and had no objection to them.

MOTION: Mr. Durham moved to approve the Special Approval application for The Franciscan at St. Leonard for a 12,500 sq. ft. expansion to the Nursing Facility and to construct a new 3,500 sq. ft. dining area in the main building subject to the following conditions:

1. The final grading plan shall be subject to approval by the City Engineering Department.
2. A stormwater drainage plan shall be approved by the City Engineering Department 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.
3. All new exterior lighting fixtures shall match the existing fixtures with a final plan subject to approval by the City Planning Department.

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.


J. C. Smith
Carner 10/27/97