

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, October 14, 1997

Mr. Stone called the meeting to order at 6:30 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. Bill Stamper, Economic Development Administrator; Mr. Greg Horn, City Manager.

Mr. Stone stated that Mr. Foland informed him that he would be attending the meeting due to illness.

Weller Farm - Concept Plan

Mr. Feverston stated that a letter had been received from Charles Simms requesting a Work Session with the Planning Commission concerning the development of the Weller Farm located on Clyo Road. This project might require a rezoning as well as a residential development plan for development which might include condominiums and single-family residential homes.

Mr. Simms stated that the site is 24 acres and they would request that approximately 10 acres be rezoned to Residential Planned Development, R-PD. The R-PD section would have approximately 56 condominium units and the single-family section would develop as a cluster development. The existing house and barn on the site would be a part of the overall development. He stated that he wanted a plan which would work well with the neighbors, the City and the Weller family, and this is a concept of what they feel would benefit everyone involved.

Mr. Durham asked if any consideration had been given to providing access to the single-family development only from Deer Run Road other than from Clyo Road.

Mr. Simms stated this design was used based on marketing information as well as the desire of the Fire Department for access, although access would be the decision of the City.

Mr. Feverston stated he would prefer to have two (2) access points to the project.

Mr. Durham stated that he felt the overall plan was well-done, giving sensitivity to the lot for the existing farm house.

Mr. Stone stated that perhaps different options providing access to the site should be submitted to the Planning Commission for consideration.

Mr. Durham stated that another point of consideration will be how the multi-family building elevations will be oriented toward Clys Road.

The Franciscan at St. Leonard

Mr. Feverston stated as a result of the Variance application being denied at the last Planning Commission meeting and the Special Approval application being withdrawn by the applicant, representatives of St. Leonards were present to discuss a concept for an overall plan as well as a Special Approval plan for the cottage development. He stated that the basic problem the Planning Commission had with the previous submittal was they felt a rezoning should be necessary to develop part of the Agricultural land for the cottages on the site. This particular Agricultural land still retains the Washington Township zoning and the Planning Commission felt it should be rezoned to a Centerville classification prior to its development. Further, the members felt a revised Master Plan should be submitted to include the entire site.

Mr. Jeff VanAtta, VanAtta Engineering, stated that the revised plan had moved the development for the cottages north of the Agricultural land and, therefore, a variance would not be necessary.

Mr. Durham stated that he felt the situation had not changed, a modification to the approved Master Plan is being requested by the applicant without a new Master Plan being considered for action. He stated that in order to look at any development on the site, an overall plan showing the future of the entire site should be reviewed.

Mr. Feverston stated that what he had encouraged the applicant to do was to show in even a preliminary fashion, a concept plan of how the entire site will develop. This would alleviate the problems of how access to the site should be addressed.

Mr. Durham asked if there had been a parkland dedication as a part of the original plan.

Dr. Brian Forschner, Executive Director of St. Leonards, stated certainly not.

Mr. Durham stated that with the number of units in the project, a parkland dedication should now be considered. He stated that the adjacent park to this particular site is one of the largest parks in the Park District, which the Park District has indicated they want to preserve.

Mr. Horn stated that the City is partly to blame in this situation as we have been encouraging the applicant to annex the remainder of their acreage to the City. Had that property not been annexed, there would be no issues for the cottage development. He stated the City is in a good position with the development of the southern property and how it will fit into the established project. He stated to require the applicant to submit a Master Plan for the entire area to construct the last phase on the current plan is putting a huge burden on the applicant.

Mr. Durham stated that the proposed cottage plan has a dense use located on a street connected to lighter uses. He stated the layout was not a good planning design.

Mr. Hansford asked if Council had given staff some direction to this particular project.

Mr. Horn stated their comment was for staff to try to bring the sides together and come to some reasonable agreement.


Dr. Forschner stated that because of characteristics on the property to the south, there are many limitations and, therefore, they consider it a separate piece of property. At this time, they have given no specific consideration as to how it will develop. He stated that their market analysis currently shown a need for cottages and apartments, however, how it will be integrated into the existing project is unknown.

The majority of the Planning Commission agreed that the final phase for the cottage phase should be reviewed by the Planning Commission and a revised Master Plan should be submitted in the near future for consideration of any further development on the site.

The Work Session recessed for the Regular Meeting.

After the Regular Meeting, the Planning Commission discussed upcoming projects anticipated to be filed with the Planning Department.

There being no further business, the Work Session was adjourned.


Chairman 10/27/97

