

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 28, 1997

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

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

Motion to excuse absent members:

MOTION: Mr. Foland moved to excuse Mr. Durham and Mr. Pluckebaum from the meeting as each gave prior notice to the Planning Department. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Tompkins moved to approve the Planning Commission minutes of September 30, 1997, as written. Mr. Foland seconded the motion. The motion was approved 3-0-2 with Mr. Stone and Mr. Kostak abstaining.

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of October 14, 1997, Work Session and Regular Meeting, as written. Mr. Hansford seconded the motion. The motion was approved 4-0-1 with Mr. Foland abstaining.

COMMUNICATIONS

Dimco-Gray - Minor Amendment

Mr. Feverston reviewed the request from Dimco-Gray, 8200 South Suburban Road, for a Minor Amendment to the existing building. the zoning on the 6.5 acre site is I-1, Light Industrial. The applicant is seeking approval to construct a temporary storage building on the south side of the building. The existing building is primarily of concrete block construction with a concrete exterior finish.

Staff recommended approval of the request subject to the following conditions:

1. The gravel driveway on the site be replaced with an asphalt driveway.
2. The proposed building material, metal panel, shall be specifically approved by the Planning Commission.

Mr. Feverston stated that staff had approved the application, however, the issue of the building material proposed could not be approved by staff. Therefore, the issue in front of the Planning Commission is that of building material.

Mr. William Yokum, consulting engineer for Dimco-Gray, was present for the review of the application. He stated that the purpose of this temporary storage facility is strictly for the storage of plastic pellets used on their site. He stated the manager at Dimco-Gray has indicated they do not intend to use this structure for longer than 2 years. A major expansion to the facility is anticipated at that time which will occur to the south of the existing building.

The members of Planning Commission felt the building material was appropriate for this site.

MOTION: Mr. Foland moved to approve the use of metal panels as a siding material for the storage building for Dimco-Gray, 8200 South Suburban Road. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

The Franciscan at St. Leonard - Major Use Special Approval

Mr. Feverston reviewed the request by The Franciscan at St. Leonard, 8100 Clyo Road, seeking approval of a Major Use Special approval application for a new Master Plan and construction of 31 new single-family cottage units to be located south of the Joseph Bernardin Center. The zoning on the property being considered in this application is R-PD, Residential Planned Development. The Master Plan has identified the use groups on the vacant sections of land on the overall project area. These expansion areas include health care and cottages along Centerville Station Road, high rise multi-family units along Centerville Station Road as well as commercial uses on the corner at Clyo Road. The eastern section of the site will be utilized for a park use by the center. The 2 retention ponds proposed will contain water continuously and will serve as additional storage for peak storms. The Park District felt that with the small amount of parkland required for dedication with the cottage section, they would prefer to receive the fee.

Staff recommended approval of the Major Use subject to the following conditions:

1. The area labeled as Commercial on the major Use Plan shall be limited to office or small retail uses which primarily serve or complement the needs of residents within the development.

2. The maximum height for any building constructed in the area as High Rise Apartments shall not exceed the maximum building height required for this zoning district (45 feet).
3. Any development of the areas labeled as Commercial, High-Rise Multi-Family, Cottages or Health Center Expansion shall be subject to the approval by the Planning Commission.
4. The access drive to Centerville Station Road shall be aligned directly across from Rain Tree Road according to the original Master Plan approved by the City on August 4, 1986.
5. Public right-of-way shall be dedicated along Clyo Road at the southern curve to provide a 43 foot right-of-way from an adjusted centerline using a 750 foot radius through the curve, subject to approval by the City Engineer.
6. A temporary sidewalk shall be constructed along Clyo Road from the main entrance driveway to the south boundary of this Major Use Plan subject to approval by the City Engineer.
7. An earthen berm, having an average height of 3 feet, shall be constructed along Clyo Road where Cottage Number 5 through 10 abut this road. This berm shall be constructed in a sculpted and undulating manner and designed to avoid the existing stand of trees subject to approval by the City Engineer.
8. The existing stand of trees located within the Cottage Development shall be preserved in those areas that will not be disturbed by grading or the installation of utilities subject to approval by the City Planner.
9. Prior to the issuance of any building permit, the applicant shall either dedicate .132 acres of parkland or pay a fee-in-lieu of dedicating parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance subject to approval by the City Council.
10. The guardrail shall be moved away from the edge of all roadways a distance of approximately 8 feet subject to approval by the City Engineer.
11. 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.

12. 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.
13. All walkways shall be constructed using portland cement.
14. The final grading plan shall be subject to approval by the City Engineering Department.
15. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations, the FEMA flood zone, and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
16. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planner.
17. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Stone opened the public hearing.

Dr. Brian Forschner, Executive Director of The Franciscan at St. Leonard, stated that he had two (2) issues concerning the recommendations for approval as outlined by staff. He stated that the temporary sidewalk recommended along Clyo Road is in a dangerous location with its close proximity to the street, woods, culvert, etc., and stated he would like Council's reaction to that situation. He stated also that in the past, they have pledged protection of 40 acres of parkland on the site. There has not been a transfer of property, however, he stated their intention is to protect that area. Dr. Forschner asked if that intent would meet the spirit of serving the entire 240 acres concerning the parkland dedication.

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

Mr. Farquhar stated that since the parkland dedication is not official, the City would be strapped to recognize the 40 acres as parkland unless it was dedicated. He stated further that this would have to be accepted by the Park District to meet the requirement.

Dr. Forschner stated that since he was now aware of the parkland requirement, they would be prepared to talk more seriously about the 40 acres for private use.

Mr. Farquhar stated that since this application will go forward to Council, this issue could be determined at that point.

Mr. Feverston stated that with the small amount of parkland which could be required as well as the large amount of private parkland to be retained, Council could take the issue of private parkland into consideration. A small amount of parkland is required to be public unless otherwise determined by Council.

The members of Planning Commission discussed the issue of the temporary sidewalk which would amount to approximately 1,700 feet along Clio Road. They indicated they would have no flexibility in requiring the sidewalk and should it be determined to not be necessary, they determination would have to come from Council. An asphalt sidewalk was required many years ago along Centerville Station Road and Clio Road south to the main entrance to the center.

Mr. Feverston stated that given there were no thoroughfare improvements necessary for this project, a temporary sidewalk should be constructed.

Mr. Kostak stated that the requirement for a sidewalk is one of consistency.

Mr. Hansford stated that the requirement for portland cement in Condition #13 should be changed to simply cement.

MOTION: Mr. Foland moved to recommend approval of the Major Use Special Approval application for The Franciscan at St. Leonard to Council subject to the following conditions:

1. The area labeled as Commercial on the major Use Plan shall be limited to office or small retail uses which primarily serve or complement the needs of residents within the development.
2. The maximum height for any building constructed in the area as High Rise Apartments shall not exceed the maximum building height required for this zoning district (45 feet).
3. Any development of the areas labeled as Commercial, High-Rise Multi-Family, Cottages or Health Center Expansion shall be subject to the approval by the Planning Commission.
4. The access drive to Centerville Station Road shall be aligned directly across from Rain Tree Road according to the original Master Plan approved by the City on August 4, 1986.

5. Public right-of-way shall be dedicated along Clyo Road at the southern curve to provide a 43 foot right-of-way from an adjusted centerline using a 750 foot radius through the curve, subject to approval by the City Engineer.
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10. The guardrail or a raised curb shall be moved away from the edge of all roadways a distance of approximately 8 feet subject to approval by the City Engineer.
11. 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 or raised curb to the waters edge at their normal pool subject to approval by the City Engineer.
12. 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.
13. All walkways, except for the temporary sidewalk, shall be constructed using cement.
14. The final grading plan shall be subject to approval by the City Engineering Department.

15. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations, the FEMA flood zone, and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
16. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planner.
17. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

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

Mr. Foland asked if a new Master Plan would be submitted for the entire site in the near future.

Dr. Forschner indicated it would be submitted soon and the issue of the parkland would be addressed at that time.

OTHER NEW BUSINESS

Mr. Feverston stated that Charlie Simms met in work session with Council concerning the development of the Weller Farm. Discussion was primarily concerning the rezoning of that area, in part, to multi-family zoning. Even though the ideas of Council were mixed concerning the rezoning, Mr. Simms has indicated he want to move forward with the project and requested a work session with Planning Commission.

Planning Commission agreed to schedule a work session to discuss the project on November 11, 1997, at 7:00 PM.

Council discussed the expansion of the Yankee Trace development which would include a project by Bethany Lutheran along the northern section. Mr. Feverston stated an application should be forthcoming in the next few months.

There being no further business, the meeting was adjourned.

J. L. Stas
Chairman 11/11/97

