

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 9, 1997

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

Attendance: Mr. Scot Stone; Chairman; Mr. Jack Kostak; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford; Mr. Richard Tompkins (where noted). Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. William Stamper, Economic Development Coordinator.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of November 11, 1997, Work Session, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of November 11, 1997, Regular Meeting, as written. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Feverston informed the Planning Commission that a meeting concerning the needs study for Stubbs Park was scheduled for December 10th at 7:00 PM, to be held at Magsig Middle School.

PUBLIC HEARINGS

KCPD, Ltd. - Major Use Special Approval

Mr. Feverston reviewed the Major Use application submitted by KCPD, Ltd., for property located on the northeast corner of Loop Road and Alex-Bell Road. The zoning on the 13.341 acre parcel is Business Planned Development, B-PD, which would permit the use of the proposed medical facility on the site. Road improvements would be required to Alex-Bell Road as part of this project. There is an existing historic white limestone house on the northern portion of this property. The area to the east and northeast are zoned Residential Planned Development, R-PD. The property to the east was recently the subject of an application approved by Council for the Woodbrooke Lakes condominium project. The applicant has shown access to the property from Loop Road as well as from the existing curb cut on Alex-Bell Road. Due to the site distance in that area, the existing access point would have to be reviewed by the City Engineer, although the proposal is shown as ingress only.

Mr. Feverston stated that the Major Use application submitted does not include any specific site details. A Special Approval application is to be submitted in the future which would show specific building location, more refined interior circulation, as well as parking locations, lighting, etc. The Major Use application issues are those issues that pertain to the entire site which include the buffer strip, access points and stormwater drainage.

Staff recommended to approve the Major Use application subject to the following conditions:

1. The areas designated as future buildings and future parking lot are approved in concept. The final design of these improvements shall be subject to approval by the Planning Commission.
2. Stormwater Drainage, Erosion Control
 - A. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
 - B. Prior to any construction, grading or adding fill material on this property, a silt fence shall be installed by the developer at the construction limits, be maintained in a workmanlike condition at all times, and shall remain in place until all construction is complete, the slopes are established, seeded and mulched. Wire fencing and either No. 2 stone or type "c" rip-rap shall be installed with the straw bails for reinforcement and to further protect the site from wash-out. A rock check dam shall be installed in-lieu-of the straw bale dyke located at the discharge points shown on the plan subject to approval by the City Engineer.
 - C. A second silt fence shall be installed along the western edge of the detention basin after the basin is constructed to further control site erosion and prevent sedimentation of the detention basin.
 - D. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the detention basin.
3. Landscape, Screening and Bufferyard
 - A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard shall be in accordance to the requirements of the Zoning Ordinance.

- B. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the stormwater detention basin to be partially located only in those areas where the bufferyard is void of trees subject to approval by the City Planner. The bufferyard shall be more intensively screened with trees and provide additional mounding on the west side of the detention basin to mitigate this impact subject to approval by the City Planner.
 - C. The grading limit for the detention basin shall be at the drip line of all existing trees in the bufferyard.
 - D. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Park Twelve, Title Four of the Code of Ordinances.
4. The final grading plan shall be subject to approval by the City Engineering Department.
 5. In lieu of requiring the developer to make an improvement of Alex-Bell Road across the entire frontage of their property which would include an additional lane of pavement, a sidewalk, curb and stormwater drainage, the developer shall be required to place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Alex-Bell Road. The City Engineer may require the developer to make temporary improvements to Alex-Bell road which at this time is expected to include a temporary left-turn lane at the entrance driveway into the development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design of any required temporary improvements shall be subject to approval by the City Engineering Department.
 6. The final design and alignment of the driveway to Alex-Bell Road shall be subject to approval by the City Engineer. The driveway is proposed to be restricted to a left-turn in and a right-turn in movement only because of sight distance limitations. At such time after improvements are made to Alex-Bell Road and if the applicant can demonstrate to the satisfaction of the City Engineer that the sight distance limitations have been improved or eliminated, the City Engineer may permit additional turning movements for this driveway.

7. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.

Mr. Stone opened the public hearing.

Mr. Joel Snyder, developer and architect for the project, was present for the review of the application. He distributed a proposal that explained their approach to the detail and landscape of a portion of the 100 foot buffer area. He stated that their intent is to be environmentally sensitive by working the grades and contours as well as landscaping around the retention area.

Mr. Tompkins arrived at this time.

Mr. Peter Petruoch, 449 Blackstone Drive, inquired as to what type of medical facility would developed. He stated that he would oppose anything that would add more noise to the surrounding neighborhood such as sirens.

Mr. Snyder stated that the facility would be basically office space for individual doctors and there might be an occasional ambulance removal, but nothing on a regular basis.

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

Mr. Foland stated that previous plans reviewed for this site limited access to Loop Road only. He stated that the safety factor should require that same condition on this application.

Mr. Pluckebaum agreed that access to Alex-Bell Road should be prohibited.

Mr. Stone asked when an improvement to Alex-Bell Road might take place.

Mr. Hoffman stated that depending on funds available through federal grants or Issue 2 monies. It could happen as soon as 3-5 years. The widening will most likely be a profile similar to the South Main Street project and will improve the site distance in those areas of concern to the Planning Commission.

Mr. Snyder stated that although he was sensitive to the concerns of the Planning Commission, based on the size of the site, they would prefer to have two (2) entrance points to the property. He stated that with adequate blistering and striping, the access would be better than exists.

Mr. Stone asked how the construction phases for the facility were scheduled.

Mr. Snyder stated that the first phase of construction would be for approximately 40,000 sq. ft. In 24 to 36 months after the first phase, an additional 15,000 sq. ft. will be constructed. Again, after 24 to 36 months, a third phase of approximately 20,000 sq. ft. will complete the facility. This, of course, would depend on the success of the practice.

Mr. Stone asked what was proposed for the southwest corner of the site.

Mr. Snyder stated that he was not sure what type of facility would be constructed in terms of its shape. For this reason, the corner has been left vacant so that depending on how the building takes shape, the corner could be utilized to expand.

The members of Planning Commission felt that there was not enough information on the plan to make a recommendation to Council.

Mr. Hansford stated that the plan submitted was more a site analysis plan.

Mr. Durham stated that the project is appealing for this particular site, however, more detail is needed.

Mr. Snyder agreed that the application should be tabled until additional information is submitted for a work session.

MOTION: Mr. Durham moved to table the Major Use application submitted by KCPD, Ltd. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

SK Realty - Rezoning from R-PD to O-PD

Mr. Feverston reviewed the application submitted for SK Realty to rezone a 13.956 parcel of land located east of Loop Road and south of I-675 from Residential Planned Development, R-PD, to Office Planned Development, O-PD. The purpose of this request is to provide the appropriate zoning classification to permit the development of a technical school and office use on the site.

Staff recommended that the rezoning be approved based on the following analysis:

1. The proposed rezoning to O-PD is consistent with the City's Comprehensive Plan which considers Professional Office or an Office Park as the highest and best use for this land.

2. This rezoning is compatible with the surrounding land uses and provides a transition of land uses between the commercial development on the west side of Loop Road with the residential zoned land (Woodbrooke Lakes) to the east of this property.
3. The proposed rezoning could provide for a more efficient use of the land given the physical limitations of the property.

Mr. Stone opened the public hearing.

Mr. Ed Kress, representing the applicant, stated that he concurred with staff's analysis of the property and requested approval of the rezoning application. He stated that the request is consistent with the Comprehensive Plan as well as compatible with the surrounding land uses. He stated that the issues of the 100 foot buffer strip on the southwest corner of the property at the time of development has been the subject of an agreement between the applicant and the Chardonay development group. He stated they have reached an agreement to split the buffer strip area between the two properties.

Mr. Farquhar stated that he would have to research that concept, but felt it might not be permitted as the intent of the buffer strip is to separate the uses. He stated, however, this would not be a part of the rezoning application.

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

Mr. Durham stated that he felt that the area being requested for O-PD encroached too far back into the R-PD area and was incompatible with the surrounding uses. He stated that the area along Loop Road would be appropriate, but this entire site is too large.

Mr. Stone stated that regardless of the size of the property being rezoned, it would still abut R-PD zoning.

Mr. Kostak stated that he felt the request was appropriate and the intent of the development was appropriate for the property as well.

Mr. Kress stated that in addition to the 100 foot buffer, there was a water feature approximately 160 feet side which further separates the projects. The Woodbrooke Lakes project has located its recreation area to adjoin the water, and therefore, no single-family residences will adjoin the future development.

MOTION: Mr. Hansford moved to recommend approval of the rezoning application submitted for SK Realty, to Council as requested. Mr. Kostak seconded the motion. The motion was approved 6-1 with Mr. Durham voting no.

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio (Commercial Entertainment/Commercial Recreation).

Mr. Feverston reviewed the proposed amendment to the Zoning Ordinance pertaining to the Business Planned Development, B-PD, section, which provides additional requirements for any commercial entertainment use. As a result of this amendment, a 300 ft. setback for any commercial entertainment from any residence or 400 ft. from any residential building, whichever is greater, must be maintained.

Mr. Stone opened the public hearing.

Mr. Durham asked how the distances were determined.

Mr. Feverston stated that the distance factors used would allow these establishments to be located in a more central location in a B-PD development and not in the outlot areas. These limits were established to still provide locations for these uses. If the requirements were greater, most if not all locations in the City would be eliminated.

MOTION: Mr. Durham moved to recommend approval of the Ordinance to Council as presented. Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Church of Jesus Christ of Latter Day Saints - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for the Church of Jesus Christ of Latter Day Saints requesting approval to construct a 1,728 sq. ft. addition to the existing church at 901 East Whipp Road. The zoning on the property is R-1c, Single-Family Residential, in which a church is a permitted use. There are parking areas located on 3 of the 4 sides of the building. Regrading of the parking area to the northwest of the building is being requested to correct some existing drainage problems with expansion of the parking area on the northeast portion of the site. The building expansion will be located on the north elevation of the building. Some regrading will be done in the front yard to provide some stormwater detention to accommodate the existing paved surface as well as the building roof surface. Also as a part of this application, a proposal is requested to tear down the existing tower on the building and construct a new one.

The brick building materials will match the existing brick on the building.

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

1. The final design of the proposed tower shall be subject to approval by the Planning Department.
2. 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.
3. No sign shown on the plans shall be approved as a part of this application.

Mr. Robert Byrge, of David Snapp & Associates representing the Church, submitted a plan of the proposed tower to the members of Planning Commission.

The members agreed that the submittal of the tower plan was appropriate.

MOTION: Mr. Durham moved to approve the Special Approval application submitted for the Church of Latter Day Saints, 901 East Whipp Road, subject to the following conditions:

1. 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.
2. No sign shown on the plans shall be approved as a part of this application.

Further, the plan for the tower structure shall be approved as reviewed by the Planning Commission.

Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

R. E. Stet
Chairman 1/13/98