

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, August 27, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Timothy Shroyer; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of minutes:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of August 13, 1996, Regular Meeting, as written. Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Schwab informed the Planning Commission that he had been invited to speak at the National Home Builders Association Conference in January, 1997, to speak on "livable streets" with a panel of experts on that subject. He stated he had accepted and will be attending the Conference to be held in Houston, Texas.

PUBLIC HEARINGS

Manor Care, Inc. - Sign Variance

Mr. Schwab stated that it has become apparent from contact by some of the homeowners associations from adjoining properties that proper notification of the required 500 ft. radius of property owners were not included in the application. He stated that the agent, Wilson Sign Company, was aware the incomplete information would result in the public hearing being canceled. A new list will be submitted should they desire to pursue the matter and the public hearing will be rescheduled at that time.

MOTION: Mr. Foland moved to cancel the Public Hearing for Manor Care, Inc., based on the incomplete information being submitted to the City. Mr. McMahon seconded the motion. The motion was approved unanimously 7-0.

An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986,  
The Zoning Ordinance By Adding Restrictions For The Parking Of  
Vehicles In Residential Districts.

Mr. Schwab stated that this ordinance came from the City Council as there is a concern of a particular property regarding the number of vehicles parked in the rear yard. The proposed ordinance would amend the current Zoning Ordinance to place a restriction on the number of vehicles parked in the rear yard to three (3) vehicles. There are changes in the language to clean up the wording, however, the basic change is the restriction of vehicles parked in the rear yard.

Mr. Stone opened the public hearing.

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

MOTION: Mr. Foland moved to recommend approval of the proposed ordinance restricting the number of vehicles parked in the rear yard of residential properties to three (3). Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Waterbury Woods, Sec. 6 - Record Plan

Mr. Schwab reviewed the Record Plan for Waterbury Woods, Sec. 6, located south of Social Row Road and east of Yankee Street in Washington Township. The Record Plan proposes 11 lots on the 12.326 acre parcel appropriately zoned WT R-4 for single-family residential development. Thoroughfare improvements to Yankee Street will be required as a part of the approval process. Mr. Schwab stated that the Record Plan is consistent with the approved preliminary plan and shown the right-of-way dedication for the future widening of Yankee Street as well as the 5 ft. sidewalk to be constructed along Yankee Street. The road width in Section 6 is consistent with the other sections of Waterbury Woods and a 4 ft. sidewalk is to be constructed around the cul-de-sac street in Sec. 6.

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

1. A performance bond in the amount of \$93,325 of which \$20,660 can be a separate bond specifically for sidewalks and an inspection fee of \$1,773.18 shall be paid to the City of Centerville as recommended by the City Engineer.

2. The City Engineer shall approve the final detail design for the improvements to Yankee Street.

Mr. Greg Vreeland, developer, was present for the review of the project. He stated he did not object to the staff recommendations and requested approval of the project.

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

1. A performance bond in the amount of \$93,325 of which \$20,660 can be a separate bond specifically for sidewalks and an inspection fee of \$1,773.18 shall be paid to the City of Centerville as recommended by the City Engineer.
2. The City Engineer shall approve the final detail design for the improvements to Yankee Street.

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

#### Tree Preservation Ordinance

Mr. Schwab reviewed the new standard requirements as directed by the Planning Commission to be included in a proposed tree preservation ordinance as reviewed at a previous Work Session. Also, as directed by the Planning Commission, Mr. Schwab submitted an additional option for tree preservation legislation. This particular draft ordinance is based on an ordinance adopted by Savannah, Georgia, which requires an arborist to be employed by the City. Tree quality points are calculated based on location, diameter, type and crown configuration, etc., for the existing trees on the site to be developed.

Mr. McMahon stated that an arborist on City staff would cost approximately \$60,000 to \$80,000 per year and asked who on City staff or Council had some son or daughter who needs a job created for them. He stated that hiring some one to maintain this type of ordinance is throwing money away. He stated that any good developer is going to put trees where trees belong and a bad developer is going to loose money on that project.

Mr. Kostak felt that the review of plans by an arborist was too restrictive for developers and stated that they would move on to other communities.

Mr. Durham pointed out that the Planning Commission will not be making the legislative decision as to what is adopted by the City-- the City Planning Commission should give the Council options in order to give them a complete feel as to what is available to them as the legislative body. He stated further that Mr. McMahon's comments were reprehensible concerning the intent of staff, the City Manager and City Council. Mr. Durham stated that he personally was not in favor of the option which would require the hiring of an arborist, but is an option that should be explored if the City is seriously going to engage in tree preservation. He stated that he felt all options discussed by the Planning Commission should be forwarded to the City Council with Mr. Stone representing the Planning Commission and expressing their concerns.

Mr. Kostak stated that to clarify his position, he was opposed to both options concerning tree preservation and particularly the aspect of additional surveying required by the developer, hiring of an arborist and its associated expenses.

Mr. McMahon indicated that he agreed with Mr. Kostak's comments.

Mr. Fred Rose, 6636 Golf Green Drive, stated that some of the residents have concerns as to tree preservation and landscaping in Centerville and would be willing to share those comments on this issue.

Mr. Stone told Mr. Rose to direct those comments in writing to staff and they will be considered at the time a particular type of ordinance is selected.

There being no further business, the meeting was adjourned.

*Seld Stone*  
*Chairman 9/13/96*