

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 10, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Timothy Shroyer; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak. Absent: Mr. Patrick Hansford. Also present: Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

MOTION: Mr. Foland moved to excuse Mr. Hansford from the meeting as he gave prior notice to the Planning Department. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 27, 1996, Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Stone stated that Mr. Durham had contacted him concerning the desire to prepare a Resolution expressing the Planning Commission's appreciation to Alan Schwab, former City Planner.

MOTION: Mr. Durham moved to approve the Resolution in appreciation of Alan Schwab's work and service to the City and his assistance to the Planning Commission as he did a tremendous job. The remaining members of Planning Commission seconded the motion. The motion was approved unanimously 6-0.

Mr. Stone stated that many times staff does not receive the recognition they deserve and he was honored to sign the Resolution.

Centerville Storage Inns - Minor Amendment

Mr. Feverston reviewed the request by Centerville Storage Inns located at 6400 Bigger Road to amend their approved site plan. The request proposes to construct four (4) mini-warehouse storage buildings totaling 19,500 sq. ft. replacing the single 15,675 sq. ft. warehouse/office building. As a part of the revised plan, the two (2) ingress/egress points along South Metro Parkway have been eliminated. The lighting plan proposes to extend the

down-directed shoebox style fixtures on the site. The use of wrought iron fencing will be extended, as well, down South Metro Parkway and at the east property line out to the I-675 right-of-way.

Staff recommended approval of the Minor Amendment subject to the following conditions:

1. The Planning Commission shall review and approve the exterior building elevations of the proposed mini-warehouse buildings.
2. A final grading plan shall be subject to approval by the City Engineer.
3. 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.
4. Plans for exterior lighting shall be subject to approval by the City Planner.

Mr. Tom Smith, applicant, was present for the review of the request.

MOTION: Mr. Durham moved to approve the Minor Amendment for Centerville Storage Inns, 6400 Bigger Road, subject to the following conditions:

1. The Planning Commission shall review and approve the exterior building elevations of the proposed mini-warehouse buildings.
2. A final grading plan shall be subject to approval by the City Engineer.
3. 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.
4. Plans for exterior lighting shall be subject to approval by the City Planner.

Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESSYankee Trace, Sec. 6-A - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 6-A, located north of Social Row Road and east of Yankee Street. This particular section is a replat of previously approved Sections 4 and 6 being developed as the Villas along Yankee Street immediately north of the entrance to the golf course. There are 26 lots proposed on the 11.692 acre parcel zoned R-1c, single-family residential. He stated that the original plans were approved with private streets, however, this replat has proposed public streets that have a design acceptable to the City.

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

1. The City shall receive from the developer and approve a detailed plan for the skin improvements (mounding, white horse park fencing, entranceway, limestone walls, landscaping, etc.) along the east side of Yankee Street adjacent to this plat.
2. If required by the City Engineer, the developer shall submit plans approved by the City Engineer and construct a temporary left turn lane and/or walkway(s) along Yankee Street at the entrance road to this plat.
3. A street light shall be installed at the intersection of Yankee Street and Winding Green Way subject to approval by the City Engineer.
4. The easement extending to the east from the cul-de-sac of Winding Green Way shall be labeled as a public utility and private driveway easement.
5. The record plat be amended to show the two landscape islands, situated within the turn-around of Winding Green Way and Greenside Court, as separate reserve areas, subject to approval by the City Planner.
6. The City receive a letter from the developer requesting a reduction in their letters of credit for the original plats, Yankee Trace, Sections 4 and 6, for work that has been completed as a part of these plats. This reduced amount, subject to approval by the City Engineer, shall be applied to the replatted Section 6-A.

Mr. Durham expressed concern with changing the streets from private to public and creating a problem for the City's maintenance crews. He stated that the Planning Commission reluctantly approved this plan with Winding Green Way as a private street that has no curb along the west side and a minimal turn-around on the south end of this street. He also stated that a flat curb was placed through the street on the north end in an attempt to distinguish this street as a private driveway to discourage public access to it.

Mr. Foland stated that not having a turn-around large enough to accommodate emergency medical vehicles is a great concern to him and suggested a access to Yankee Street on the south end of the street.

Mr. Hoffman stated that many options were explored to try and resolve access to this area. The design shown as a part of this record plat is the best of those options.

Mr. Stone stated that the basic design of the street had not changed and, although making them public would make it a different set of circumstances, the practical difficulties have not changed.

MOTION: Mr. Kostak moved to recommend approval of the Record Plan for Yankee Trace, Sec. 6-A, to Council subject to the following conditions:

1. The City shall receive from the developer and approve a detailed plan for the skin improvements (mounding, white horse park fencing, entranceway, limestone walls, landscaping, etc.) along the east side of Yankee Street adjacent to this plat.
2. If required by the City Engineer, the developer shall submit plans approved by the City Engineer and construct a temporary left turn lane and/or walkway(s) along Yankee Street at the entrance road to this plat.
3. A street light shall be installed at the intersection of Yankee Street and Winding Green Way subject to approval by the City Engineer.
4. The easement extending to the east from the cul-de-sac of Winding Green Way shall be labeled as a public utility and private driveway easement.

- 5. The record plat be amended to show the two landscape islands, situated within the turn-around of Winding Green Way and Greenside Court, as separate reserve areas, subject to approval by the City Planner.
- 6. The City receive a letter from the developer requesting a reduction in their letters of credit for the original plats, Yankee Trace, Sections 4 and 6, for work that has been completed as a part of these plats. This reduced amount, subject to approval by the City Engineer, shall be applied to the replatted Section 6-A.

Mr. McMahon seconded the motion. The motion was approved 4-1-1 with Mr. Durham voting no and Mr. Shroyer abstaining.

Estates of Silvercreek, Sec. 2 - Reduction of Performance Bond

Mr. Feverston reviewed the recommendation of the City Engineer to reduce the performance bond for the Estates of Silvercreek, Sec. 2, from the original amount of \$783,000 to \$581,565.82 of which \$97,575 may be posted for the sidewalks along Spring Valley Road and the interior streets.

MOTION: Mr. Foland moved to approve the Performance Bond Reduction for Silvercreek, Sec. 2, to \$581,565.82 of which \$97,575 may be posted for the sidewalks along Spring Valley Road and the interior streets. Mr. Shroyer seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

Dea Str...
Canon 9/24/96

