

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 24, 1996

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

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

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

Approval of minutes:

MOTION: Mr. Shroyer moved to approve the Planning Commission minutes of September 10, 1996, Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

PUBLIC HEARINGS

Montgomery County - Variance of Fence Height/Fence Material

Mr. Hansford excused himself from the meeting at this time due to a possible conflict of interest.

Mr. Feverston reviewed the Variance application submitted by Montgomery County requesting a 10 ft. chain link fence to be installed around their lot located at 1742 South Metro Parkway to secure the newly constructed water tower. The zoning on the property is I-PD, Industrial Planned Development. Mr. Feverston explained the the fence height and material are subjects of the variance for the front yard, and the fence height is the subject of the variance in the side and rear yards. The fence structure is proposed to be located 42 ft. from South Metro Parkway, 33 ft. from the east property line and 70 ft. from the south property line.

Mr. Feverston stated that the original submission of the water tower proposed an 8 ft. chain link fence with 2 rows of barbed wire along the top. After discussions with the Planning Commission at that time, the County selected the proposed fence which would satisfy their need to secure the site.

Staff recommended to approve the Variance application as requested based on the necessity to protect the public water supply that creates a unique hardship in this particular case.

Mr. Stone opened the public hearing.

Mr. Randy Gilbert, Chief Engineer for the project, stated that the need for the variance is to secure the unmanned site.

Mr. Kostak asked what advantage there was to a 10 ft. fence.

Mr. Gilbert stated that the typical 6 ft. fence permitted would be easily accessible and the 10 ft. fence as being requested would "leave a person hanging out in space by their fingers".

Mr. Durham asked what fence heights were used at other sites.

Mr. Gilbert stated the 6 ft. fence were used, however, barbed wire was used as well.

Mr. Stone asked what the amount of setback was between the tower and the fence.

Mr. Gilbert stated that it is 50 ft. which is the minimum distance to allow future maintenance of the tower structure.

Mr. Shroyer stated that the detail on the plans specified the fence height to be 6 ft. 6 in with an additional 2 ft. 3-7/8 in. for the curved area along the top.

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

Mr. Kostak asked what prompted the letter in opposition to the variance from Centerville Storage Inns.

Mr. Feverston stated a similar variance request was denied to Centerville Storage Inns.

Mr. Durham stated that he understood the need for the fence to secure the site, however, he was disturbed by the use of chain link in the front yard of the site, the amount of space being enclosed as well as the height of the fence. He stated that he felt the plantings would be inadequate and should be planted between the existing and future tower sites to provide screening along South Metro Parkway.

Mr. Stone stated that he felt there was a difference between this application and that of Storage Inns since the proposed variance deals with a health and safety issue to secure the water supply system. He stated further that the setback of the fence is a maximum and the Storage Inns was along the right-of-way line. Mr. Stone stated he would be in favor of approving the variance limited to the fence height shown on the detail drawings and with the plantings shown on the drawing as well to screen the chain link material.

Mr. Durham stated that the safety issues are really with the pit area where the controls to the water flow are located. The County's concern that persons could deface the tower is no more of a concern as the Storage Inns' concern of theft from the storage units.

Mr. Shroyer suggested that the property lines provided screening with more intense plantings and the gate area be constructed of a permitted fence material.

Mr. McMahon asked if the lower skirt of the tower could be accessed.

Mr. Gilbert stated that there are 3 doors which provide access to the tower structure. He stated that if someone could get inside a door at the base of the tower, they would have access to the tank and water supply.

Mr. McMahon concluded that securing the pit area would not secure the water supply from possible contamination.

Mr. Kostak asked what kind of history was documented regarding a person(s) gaining access to the valves and contaminating the water supply.

Mr. Gilbert stated there have been no occurrences to date, however, that is the purpose of the variance request.

Mr. Farquhar stated that the County may not be required to apply for the variance in question as it might now be determined that the governmental bodies are equal.

Mr. Durham suggested that the fence be setback further than the 42 ft., more screening and landscaping be provided on the north side and between the retention pond and the sidewalk area.

MOTION: Mr. Durham moved to approve the Variance application submitted by Montgomery County for property located at 1742 South Metro Parkway, subject to the following conditions:

1. The possibly of the fence setback further than the 42 ft. as requested shall be determined by the Planning Department.
2. More intense screening and landscaping be provided on the north side of the site, and between the retention area and the sidewalk.
3. The fence height shall not exceed the 8 ft. 9-7/8 in. dimension as shown on the detailed drawing submitted as a part of the variance application.

Mr. McMahon seconded the motion. The motion was approved 4-1 with Mr. Kostak voting no.

NEW BUSINESS

Wilmington Dental Center - Planning Commission Special Approval

Mr. Hansford returned to the meeting at this time.

Mr. Feverston reviewed the Special Approval application submitted for Wilmington Dental Center to be located on Wilmington Pike south of Cloyo Road. The request is to construct a new 10,400 sq. ft. dental office on a 1.422 acre parcel which is a portion of the land also occupied by the restored Ebenezer Andrew house. The zoning on the property is Office-Service, O-S. The parking spaces required for the second phase of development for the site is 54 spaces and 56 spaces have been proposed. The proposed building will be constructed of brick and a gable roof.

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

1. A 35 ft. wide access easement exists on the B.P. Oil Company plat situated adjacent to this property. A driveway, having a minimum width of 24 ft. with appropriate maneuvering areas and having a hard surface shall be constructed within this easement to provide vehicular access to the northernmost parking stalls of this development. These improvements shall be made as a part of this development with the final design subject to approval by the City Engineer.

2. The parking and paving setback situated along the western edge of the parking lot shall be increased to 25 ft. to match the minimum requirement of the Zoning Ordinance.
3. A detailed landscape plan for the entire site must be approved by the Planning Department showing plant species, spacing, planting height and caliper to be installed.
4. All landscape islands contained within the parking lot shall have a minimum width of 5 ft.
5. The dumpster screening final design subject to approval by the Planning Department.
6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. None of the signs shown on the plans are being approved as part of this application. All signs must comply with the City Zoning Ordinance.
8. The final grading plan shall be subject to approval by the City Engineering Department.

Mr. Alex Luque, architect for the project, stated that he had reviewed the staff recommendations previously with staff and had no objections to those being conditions to the approval of the project.

Mr. Durham stated that the restoration of the existing historic house on the site was a job beautifully done and the additional building will only enhance the overall look of the site.

Mr. Hansford stated that his only concern was that to maintain the parking and paving setback, the layout of the site should be changed from what is being proposed in order to increase the setback to 25 ft.

Mr. Feverston stated that staff had reviewed that issue and felt some slight shifting would allow the minimum setback requirements to be satisfied with little change to the overall layout of the site.

Mr. Shroyer suggested that the air conditioner units be screened on the southwest corner of the building.

Mr. Luque stated that the units could be relocated to the southeast corner of the building where there would be more room to screen them with evergreens, etc.

MOTION: Mr. Shroyer moved to approve the Special Approval application for Wilmington Dental Center, subject to the following conditions:

1. A 35 ft. wide access easement exists on the B.P. Oil Company plat situated adjacent to this property. A driveway, having a minimum width of 24 ft. with appropriate maneuvering areas and having a hard surface shall be constructed within this easement to provide vehicular access to the northernmost parking stalls of this development. These improvements shall be made as a part of this development with the final design subject to approval by the City Engineer.
2. The parking and paving setback situated along the western edge of the parking lot shall be increased to 25 ft. to match the minimum requirement of the Zoning Ordinance.
3. A detailed landscape plan for the entire site must be approved by the Planning Department showing plant species, spacing, planting height and caliper to be installed.
4. All landscape islands contained within the parking lot shall have a minimum width of 5 ft.
5. The dumpster screening final design subject to approval by the Planning Department.
6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. None of the signs shown on the plans are being approved as part of this application. All signs must comply with the City Zoning Ordinance.
8. The final grading plan shall be subject to approval by the City Engineering Department.
9. The air conditioner units shall be relocated to the southeast corner of the building and screening of those units shall be approved by the Planning Department.

10. The applicant may reduce the amount of paved surface area based upon the parking requirement for any future office use subject to approval by the Planning Department.

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

Centerville Body Shop - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by Centerville Body Shop located at 940 East Franklin Street. The zoning on the 1.422 acre parcel is Light Industrial, I-1. The request is to demolish one (1) existing building and construct a new 4,800 sq. ft. building addition to a remaining structure on the site. The parking requirements for the site is 37 spaces and the applicant has proposed 42 spaces. The existing structure is of a board and batten siding and aluminum siding on the gable area. The addition is proposed to be faced in a brick material with a insulating finishing system (dryvit) around the estimate door. The west elevation is to be of concrete block to match the existing structure, with aluminum on the gable ends. The applicant has indicated that depending on the cost, he would like to face the existing front of the building with the same brick to be used on the addition.

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

1. Forty (40) ft. of public right-of-way shall be dedicated along the frontage of this property.
2. The proposed addition shall be moved back to provide a minimum setback of 46 ft. from the future right-of-way for parking stalls, maneuvering lanes and a walkway in front of the building.
3. The Planning Commission shall specifically approve the use of concrete block, aluminum, siding and the E.I.F.S. (dryvit) as siding materials for the proposed addition.
4. The driveways accessing East Franklin Street shall be relocated to align with the curb cuts across the street. The final design shall be subject to approval by the City Engineer.
5. A detailed landscape plan for the entire site shall be approved by the Planning Department.

6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. Bumper blocks shall be installed in all parking stalls that abut the north, west and south sides of the proposed building.
8. The walk abutting the front of the building shall be a minimum of 4 ft. in width.
9. The final grading plan shall be subject to approval by the City Engineering Department.

Mr. Alex Luque, architect for the project, stated that he had no objections to the staff recommendations, but would like an opportunity to work with the City Engineer in the placement of the curb cuts. He stated the traffic pattern on the site is essential to the use of the facility and requested that some flexibility be given to determine a good solution.

Mr. Hansford stated that he felt the building materials should be limited to 2 material choices rather than a jumble of 3 or 4 to match the existing elevations. He stated that he was not adverse to the use of concrete block on the side elevation based on the use of the building.

Mr. Hansford and Mr. Shroyer suggested that perhaps the dumpster should be enclosed with the improvements to the site.

Mr. Luque stated that due to the nature of the business, the amount and size of the items to be placed in the dumpster do not allow its complete use and, therefore, that area would be very difficult to screen. He stated that because it is located behind the building, visibility is not a problem.

MOTION: Mr. Durham moved to approve the Special Approval application for Centerville Body Shop subject to the following conditions:

1. Forty (40) ft. of public right-of-way shall be dedicated along the frontage of this property.
2. The proposed addition shall be moved back to provide a minimum setback of 46 ft. from the future right-of-way for parking stalls, maneuvering lanes and a walkway in front of the building.

3. The Planning Commission specifically approves the use of concrete block, aluminum, siding and the E.I.F.S. (dryvit) as siding materials for the proposed addition. The building materials shall be approved by the Planning Department with the direction that the building material consistency be desirable.
4. The driveways accessing East Franklin Street shall be located and designed subject to approval by the City Engineer.
5. A detailed landscape plan for the entire site shall be approved by the Planning Department.
6. A detailed lighting plan showing all exterior lighting shall be subject to approval by the Planning Department.
7. Bumper blocks shall be installed in all parking stalls that abut the north, west and south sides of the proposed building.
8. The walk abutting the front of the building shall be a minimum of 4 ft. in width.
9. The final grading plan shall be subject to approval by the City Engineering Department.

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

Yankee Trace, Sec. 7 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 7, located north of Social Row Road and east of Yankee Street. The 3.32 acre parcel is zoned R-1c, Single-Family Residential. The style of homes proposed for the 11 lots is the Villa style that Dunnington-Keifer has done along Yankee Street just north of the clubhouse. Four (4) reserve areas are a part of this section, one (1) is situated on the west portion of the plat and 3 areas are in the center of the "eyebrow" streets. The eyebrow streets provide direct access to individual lots, but are proposed to be public streets.

Mr. Feverston stated that staff has much concern as to how to get access to the individual lots. He stated that the proposed plan probably best addresses the concern of controlled access to Yankee Trace Drive with the eyebrows having the proper street width of 20 ft.

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

1. Vehicular sight distance shall be maintained for all intersections to Yankee Trace Drive and the hiker/biker path shown in this plat in accordance to the standards contained in the Zoning Ordinance. The Record Plat shall be amended to show graphically those areas where clear sight must be maintained.
2. The public right-of-ways on this Record Plan for Yankee Trace Drive and the access (eyebrow) streets shall be shown as a single, continuous right-of-way.
3. All lots shall be addressed to Yankee Trace Drive.
4. The hiker/biker path shall be extended along the north side of Yankee Trace Drive and constructed as a continuous path along the entire frontage.
5. The center (eyebrow) street that accesses lots 168-170 shall be redesigned to create an opposing curve to Yankee Trace Drive subject to approval by the City Engineer.
6. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

Mr. Jim Obert, Great Traditions, was present for the review of the Record Plan. He stated that although they do not agree with all of the recommendations made by staff, they would accept them as conditions for approval for Sec. 7. He stated there has been great debate as to the location of the hiker/biker trails, but they could accept the recommendation made by staff.

Mr. Stone asked what Great Traditions preferred for the location.

Mr. Obert stated that their preference was to delete the trails in the "eyebrows" to reduce the amount of pavement.

Mr. Feverston pointed out that when the original residence cluster plan was approved in 1994, one of the conditions stated that the hiker/biker trails should be incorporated within the public right-of-way where practical, but in certain instances it could deviate from this location to give it more character and aesthetic appeal.

In this case, the Planning Commission would have the ability to relocate those trails. Mr. Feverston stated, further, that he understood the City Engineer's opinion that the trails be a separate area from the eyebrow areas to allow separation of vehicular traffic from pedestrian traffic.

Mr. Greg Horn, City Manager, agreed with the City Engineer's recommendation that the trails be separate and not stub into the eyebrow streets as the trails will be intensively used when the development is complete.

After much discussion, the members of Planning Commission felt that the issue of the location of the hiker/biker trails should be approved as recommended by staff.

MOTION: Mr. McMahon moved to approve the Record Plan for Yankee Trace, Sec. 7, subject to the following conditions:

1. Vehicular sight distance shall be maintained for all intersections to Yankee Trace Drive and the hiker/biker path shown in this plat in accordance to the standards contained in the Zoning Ordinance. The Record Plat shall be amended to shown graphically those areas where clear sight must be maintained.
2. The public right-of-ways on this Record Plan for Yankee Trace Drive and the access (eyebrow) streets shall be shown as a single, continuous right-of-way.
3. All lots shall be addressed to Yankee Trace Drive.
4. The hiker/biker path shall be extended along the north side of Yankee Trace Drive and constructed as a continuous path along the entire frontage.
5. The center (eyebrow) street that accesses lots 168-170 shall be redesigned to create an opposing curve to Yankee Trace Drive subject to approval by the City Engineer.

6. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

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

Yankee Trace Swim and Tennis Center

Mr. Feverston stated that drawings had been distributed prior to the meeting for review of the building elevations and site plan layout for the swim and tennis center at Yankee Trace.

Mr. Jim Obert, Great Traditions, stated that pavilion-style building is proposed for the facility with a 6-lane, 25 meter junior Olympic pool, 2 tennis courts on the northwest corner of the site, a large play area and a separate infant pool.

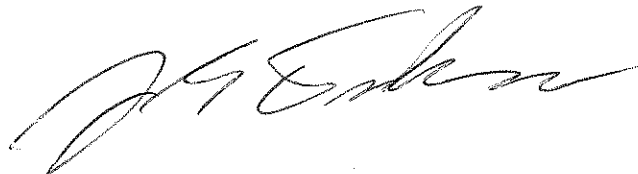
The members of Planning Commission agreed that certain revisions should be made to the building and the details of the building could be submitted for review at a later date.

MOTION: Mr. Durham moved to approve the location and plans for the pool structure only. Mr. Shroyer seconded the motion. The motion was approved unanimously 6-0.

PCS Towers

Mr. Feverston stated that he wanted to make the Planning Commission aware that the City will most likely be receiving applications requesting approval of PCS towers for cellular communications in the near future. The City has received inquiries from several companies concerning possible tower locations and installation standards. Mr. Feverston stated that based on the number of potential structures, the City should be considering what type of standards should be maintained in the City.

There being no further business, the meeting was adjourned.

A handwritten signature in dark ink, appearing to be "J. A. [unclear]", written in a cursive style.