

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, March 14, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Jack Kostak; Mr. Stanley Swartz. Absent: Mr. Peter McMahon. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Foland moved to excuse Mr. McMahon from the meeting as he gave prior notice to the Planning Department. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of February 28, 1995, as written. Mr. Kostak seconded the motion. The motion was approved 4-0-1 with Mr. Swartz abstaining.

NEW BUSINESS

Miller's Run/Miller's Farm, Sec. 1 - Record Plans

Mr. Kostak left the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the Record Plan for Miller's Run which is a street extension of the existing stub street of Normandy Lane south of SR 725. This section of roadway will extend to the subject of the Miller's Farm, Sec. 1, Record Plan to be developed single-family residential. The site is located in Washington Township, south of SR 725, east of Paragon Road and west of Gershwin Drive. This 0.7115 acre parcel will be designated as street right-of-way dedication to public use only.

Staff recommended to approve the Record Plan for Miller's Run subject to the following conditions:

1. Language shall be placed on this record plat that dedicates this street to the public as a public right-of-way.
2. The proposed street name, Miller's Run, shall be changed to a new name subject to approval of the Centerville Planning Department.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

4. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount of \$58,900 shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
5. An inspection fee in the amount of \$1,120 shall be paid to the City of Centerville.

Mr. Schwab reviewed the Record Plan for Miller's Farm, Sec. 1, located south of the street extension previously described. The zoning on the 26.3466 acre parcel is Washington Township Planned Development-Residential, WT PD-R. Forty-two (42) single-family lots will be developed in the first section of this subdivision. One of the key conditions that evolved from the Planning Commission's decision on the preliminary plan was what to do with Freyn Drive which stubs to the east of the subject property. Mr. Schwab stated that the net result of the discussion at the Planning Commission meeting was an approval subject to a walkway being constructed tying this neighborhood to Freyn Drive. The intent of the developer is to extend this walkway along the cul-de-sac street to Freyn Drive and also from the future section located immediately south of this walkway.

Staff recommended approval of the Record Plan for Miller's Farm, Sec. 1, subject to the following conditions:

1. Approval of this record plan is contingent upon the prior recording of the plat for Miller's Run (the plat that extends existing Normandy Lane south of SR 725 to the boundary of this plat) with Montgomery County.
2. Language shall be placed on this record plat that dedicates the streets in this plat to the public as public right-of-way.
3. All street names shall be subject to approval by the Centerville Planning Department.
4. The landscaped islands and the stormwater detention basin areas labeled on the plat as reserve easements shall be recorded as separate "Reserve Lots A, B, C, etc." to be owned and maintained by the Miller's Farm Homeowners' Association.
5. The record plan and construction drawings shall be revised to show the applicant's proposed public right-of-way addition (improved with a 4 foot wide concrete or asphalt walkway) between lots 37 and 38 and at the rear of lot 37 connecting to Freyn Drive. A 4 foot wide concrete sidewalk shall be added along the south and west sides of Canterbury Place to connect the above-added sidewalk to the sidewalk along the east side of Miller's Run. The Planning Department must review and approve these changes.

6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
7. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount of \$430,500 shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
8. An inspection fee in the amount of \$8,180 shall be paid to the City of Centerville.

Mr. Glenn Brehm, Land Development Manager for Hills Building & Construction Services, stated that they were in agreement with the conditions as recommended by staff for both record plans.

MOTION: Mr. Foland moved to approve the Record Plan for Miller's Run subject to the following conditions:

1. Language shall be placed on this record plat that dedicates this street to the public as a public right-of-way.
2. The proposed street name, Miller's Run, shall be changed to a new name subject to approval of the Centerville Planning Department.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount of \$58,900 shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
5. An inspection fee in the amount of \$1,120 shall be paid to the City of Centerville.

Mr. Swartz seconded the motion. The motion was approved 3-0-1 with Mr. Durham abstaining.

MOTION: Mr. Foland moved to approve the Record Plan for Miller's Farm, Sec. 1, subject to the following conditions:

1. Approval of this record plan is contingent upon the prior recording of the plat for Miller's Run (the plat that extends existing Normandy Lane south of SR 725 to the boundary of this plat) with Montgomery County.
2. Language shall be placed on this record plat that dedicates the streets in this plat to the public as public right-of-way.

3. All street names shall be subject to approval by the Centerville Planning Department.
4. The landscaped islands and the stormwater detention basin areas labeled on the plat as reserve easements shall be recorded as separate "Reserve Lots A, B, C, etc." to be owned and maintained by the Miller's Farm Homeowners' Association.
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6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
7. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in an amount of \$430,500 shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
8. An inspection fee in the amount of \$8,180 shall be paid to the City of Centerville.

Mr. Swartz seconded the motion. The motion was approved 3-0-1 with Mr. Durham abstaining.

CSZ Corporation (Dayton Sports and Rec.) - Major Use Special Approval

Mr. Kostak returned to the meeting at this time.

Mr. Swartz stated that he has a possible conflict of interest regarding this application and left the meeting at this time.

Mr. Schwab stated the applicant, CSZ Corporation has amended the plan in accordance to the recommendations of the Planning Commission. He stated that the plan was approved without the driveway to the south of the building and the driveway along the east side of the building. After further review by the Fire Department and the Building Inspection Department, it was determined that there was no necessity to have that driveway given the type of construction of the building and its use as well as the sprinkler system to be installed. This can now be deleted from the plan per the Planning Commission's recommendation to Council.

Mr. Schwab stated that the other major change was to push the detention basin to the northeast so that it is outside the buffer strip both to the west and to the south. This would allow the regrading of the southern portion of the site to be moved to the north and nearly out of the buffer strip. The shopping center building has been pushed to the east to eliminate any regrading and tree removal in the buffer strip to the west. Most of the significant trees have been located in the buffer strip which have been incorporated into a revised landscape plan including the existing vegetation. The driveway has been redesigned to discourage cut-through traffic and with the use of sharper turns in the layout reduced speeds should result.

Mr. Schwab stated that in discussions with Dayton Sports and Rec., the sign proposed to be 20 ft. in height and twice the sign area normally permitted is an important part of the development and are requesting the Planning Commission to reconsider that sign only along Wilmington Pike. The applicant would like the support of the Planning Commission to allow that size sign. At the last meeting, the applicant indicated they would be willing to come back to the Planning Commission at a later date for both signs originally requested, but have reconsidered that issue based on the time involved.

Deciduous trees have been incorporated on the landscaping plan to be planted along the south side of Whipp Road which would be installed at the time Phase 1 of the project is constructed. Trees on the north side of the ring road on the site would be planted at the time that section develops. Deciduous trees will be planted on the east side of the parking lot for Dayton Sports & Rec. and low plants will be installed in Phase 1. To break up the mass of building wall, deciduous trees will be installed behind the building with some evergreens mixed in. Evergreens will also be installed against the loading areas. The trees which were mentioned by those persons at the public hearing have been located on the site and will be saved. Mr. Schwab stated that the landscape architect for the project is proposing the use of evergreen trees be more in the grass area of the buffer area rather than along the property line by the condominium units as it will be more effective for those homeowners.

Staff recommended to approve the revised plan dated March 9, 1995, to Council subject to the following conditions:

1. The Planning Commission recommends to the City Council a variance to permit the ground sign located at the main entrance to the development from Wilmington Pike to have a maximum height of 20 ft. and have a maximum sign face of 64 sq. ft.

2. The Planning Commission recommends to the City Council a variance to permit a minimum parking ratio of 5 parking spaces for every 1,000 sq. ft. of gross floor area for the entire shopping center instead of the required 5.5 spaces per 1,000 sq. ft. of gross floor area.
3. Additional screening shall be added to the north side of the dumpster and loading dock subject to approval by the Planning Department.
4. A low hedge, 2.5 ft. in height, shall be planted in a discontinuous manner along the front edge of the parking lot along Wilmington Pike for Dayton Sports and Rec., subject to approval by the Planning Department.

Mr. David Oakes, representing CSZ Corporation, was present for the review of the revised plan for Dayton Sports and Rec. He stated that the sports figures on the building walls have been eliminated from this proposal, but the brick wall construction would remain as proposed.

The members of Planning Commission questioned whether trees could be saved on the site.

Mr. Oakes stated that the landscape plan indicates those trees of significance that can be saved after the regrading of the site has been completed.

Mr. Durham asked the definition of significant trees.

Mr. Oaks stated significant trees would be defined as trees two inches or larger.

The members of Planning Commission asked about specific areas and whether those trees could be preserved.

Mr. Oakes stated that all trees that could be preserved are indicated on the plan, however, they would review the area again.

Mr. Durham stated that he felt that preserving trees would be beneficial to the facility in terms of the image CSZ would reflect to the community.

Mr. Durham suggested that the second driveway along Whipp Road be deleted to preserve some of the trees in that area which would be of benefit to the residents in the area.

Mr. Oakes stated that two access points to the center will provide a better traffic circulation pattern. He stated that possibly more trees could be preserved in the island area.

Mr. Stone asked if mounding has been considered to the parking area along Wilmington Pike.

Mr. Schwab stated that with the grade difference, mounding would not be as effective as landscaping.

Mr. Stone suggested that more of a sculptured, rolled look, along Wilmington Pike which would be more visually pleasing might be more acceptable. He questioned the use of Silver Maple trees in the landscaping proposal stating that perhaps a type of tree providing more color in the autumn months would be more pleasing.

Mr. Schwab stated that staff reviewed that issue and basically the locations where the Silver Maples are proposed would provide a faster screen as they grow 2-3 times faster than other varieties.

Mr. Stone stated that perhaps some other variety of tree could be added to those areas that appear to be thin in coverage.

Mr. Durham asked for landscaping around the building to be provided. He stated that with the other landscaping on the site, the building appears to be bare.

Mr. Oakes stated that low level landscaping could be added to the satisfaction of the Planning Commission.

The members of Planning Commission discussed reducing the parking requirement to 4 spaces and increasing the tree preservation.

Mr. Oakes stated that the applicant proposed the number of parking spaces to their site in excess of the City's minimum standards based on their needs for those spaces. There other locations have proven that the proposed parking is required, however, in order to modify the site as recommended by the Planning Commission in their approval process to Council, the parking has been reduced to 5 spaces.

Mr. Schwab stated that when developing land and trying to preserve existing trees in the island areas, with the use of heavy equipment, those trees frequently die off within the first few years. In larger areas, preservation is usually preferred and is more often successful.

Mr. Foland stated that he would like the applicant to make sure that the owners of Fox Run, Phase 1, understand where the property lines is in relationship to the proposed project. He stated that the purpose of his request is to establish a good relationship between the condominium association and the applicant.

The Planning Commission concurred that the applicant identify any significant trees along Whipp Road at the westernmost curb-cut to this property and preserve as many of those significant trees as practical. The Commission also concurred that additional trees shall be planted behind the Dayton Sports and Rec. building to fill any gaps in the proposed screening subject to approval by the Planning Department.

Mr. Oakes stated that the traffic counts have been completed along Wilmington Pike. This study finds a considerable amount of congestion at certain times during the day at the Whipp Road/Wilmington Pike intersection. Eliminating the left turn from the northbound traffic would not improve that situation and would, in fact, be the demise of that intersection. Based on this information, the applicant has recommended to construct that left turn movement, also taking into consideration the driveway and storage length on Wilmington Pike. This will have to be approved by the City as well as the State of Ohio.

Because of the change in the detention basin location and moving the building to the east, the parking ratio proposed for the site has been reduced to 5 spaces per 1,000 sq. ft. of gross floor area (GFA) rather than the original 5.5 spaces. Mr. Schwab stated that the Planning Commission is in the process of considering revisions to the ordinance which would require 4 spaces per 1,000 sq. ft. of GFA.

The Planning Commission also concurred that the contour of the land between the Wilmington Pike right-of-way and the parking lot for the Dayton Sports and Rec. building be graded in a undulating manner to provide a more sculptured appearance.

Mr. Durham asked the permitted signage for the site.

Mr. Schwab stated that one (1) ground sign which if located at the right-of-way line could be a maximum of 6 ft. in height, 32 sq. ft. per side, for a total of 64 sq. ft. sign area. For every 5 ft. the sign is setback from the right-of-way line, the sign could be an additional 1 ft. in height, up to a maximum of 16 ft. tall. The proposed sign setback is approximately 10 ft. from the right-of-way which would permit an 8 ft. sign height, 32 sq. ft. per side. The proposed sign height is 20 ft. tall with 64 sq. ft. per side, double sided for 128 sq. ft. of total sign area. This particular size was proposed based on the variances approved for Centerville Place and the original ground signage for Cross Pointe Centre. The proposed sign for Dayton Sports & Rec. would be consistent with those signs approved previously.

Mr. Durham stated that he felt that the Sign Ordinance should be changed to have the Council make the policy on size and height of signs for shopping center sites. He stated he did not object to this particular sign, however, he did object to not following the policies adopted by Council. He suggested that if Council feels these standards should be different for shopping centers, those policies and standards should be changed in the Sign Ordinance.

The Planning Commission also called for a division of the question to discuss and take action on the requested sign variances separately.



MOTION: Mr. Foland moved to recommend approval of the Revised Plan for the CSZ Corporation (Dayton Sports and Rec.) to Council subject to the following conditions:

1. The Planning Commission recommends to the City Council a variance to permit a minimum parking ratio of 5 parking spaces for every 1,000 square feet of gross floor area for the entire shopping center instead of the required 5.5 spaces per 1,000 square feet of gross floor area.
2. Additional screening shall be added to the north side of the dumpster and loading dock subject to approval by the Planning Department.
3. A low hedge, 2.5 feet in height, shall be planted in a discontinuous manner along the front edge of the parking lot along Wilmington Pike for Dayton Sports and Rec. subject to approval by the Planning Department.
4. Landscaping that is shown on the plans be approved and the applicant identify any significant trees along Whipp Road at the western-most curb-cut to this property and preserve as many of those significant trees as practical and additional trees shall be planted behind the Dayton Sports and Rec. Building to fill any gaps in the proposed screening. Additionally, the contour of the land between the Wilmington Pike Right-of-Way and the parking lot for the Dayton Sports and Rec. Building be graded in a undulating manner to provide a more sculptured appearance subject to approval by the Planning Department.

Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

The Planning Commission discussed the requested sign variances.

Mr. David Oakes, the project engineer for the applicant, stated that Sports and Rec., Inc. has requested that the Planning Commission consider favorably the proposed ground sign for their development. He stated that this sign having a height of 20 feet and a sign area of 64 square feet per side is extremely important to them.

The Planning Commission concurred, however, they also stated that there should be clear standards contained in the Zoning Ordinance for signs in shopping centers. The Planning Commission recognized that in this instance, because of the Major Use Special Approval for which the applicant is seeking, the City Council has the ability to review the requested sign variances for sign height and area for this specific development. The Planning Commission is

seeking a policy decision from the City Council regarding those issues involving signs for large commercial developments. Should the City Council find that the proposed ground sign for the Dayton Sports and Rec. acceptable and in keeping within the spirit and intent of the Zoning Ordinance, the Planning Commission recommends that the Sign Section of the Zoning Ordinance be amended to permit signs of similar size and height for large lot developments such as shopping centers.

Mr. Stone stated that he is supportive of the City Council re-evaluating the sign ordinance as it applies to shopping centers, he also would favor the Planning Commission recommending approval of the applicants sign variance requests.

MOTION: Mr. Kostak moved to recommend approval of a variance to Council to permit the ground sign located at the main entrance to the development from Wilmington Pike to have a maximum height of 20 feet and have a maximum sign face area of 64 square feet. Mr. Foland seconded the motion. The motion was denied 1-3 with Mr. Kostak, Mr. Foland and Mr. Durham voting no.

There being no further business, the meeting was adjourned.

*S. C. Durham*  
3/28/95