

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, June 27, 1995

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

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

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

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of the June 13, 1995, Regular Meeting with the following modification:

"The motion was approved 5-0-1 with Mr. Hansford abstaining."

Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Durham abstaining.

NEW BUSINESS

Estates of Silvercreek, Sec. 2 - Record Plan

Mr. Schwab reviewed the Record Plan for the Estates of Silvercreek, Sec. 2, located east of Washington Church Road at Spring Valley Pike in Washington Township. The zoning on the 28.0254 acre parcel is Washington Township Planned Development-Residential, WTPD-R, on which 48 single-family lots are proposed. Thoroughfare improvements are required to Spring Valley Pike and Washington Church road as a part of this plan.

Staff recommended to approve the Record Plan subject to the following conditions:

1. All street names shall be subject to approval by the Centerville Planning Department. Blue Sky Court is not an acceptable street name. Pike and not Road is the correct designation for Spring Valley through this plat.
2. A covenant shall be added to the plat that prohibits direct vehicular access to Spring Valley Pike from any lot except lot numbers 76, 77, 78 and 79.

3. Detailed stormwater drainage calculations and plans incorporating stormwater retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. In lieu of completion of the construction of Spring Valley Pike to the northeast property line of this plat, an amount of \$8,000 shall be placed in escrow with Washington Township to cover the cost of completing the three-lane design of Spring Valley Pike across this area. This requirement is necessitated by the significant stream, Holes Creek, that will need to be crossed northeast of this property with an undesigned major bridge.
5. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in the amount of \$783,000, of which \$100,425 may be a separate sidewalk bond, shall be posted by the develop with the City of Centerville and a subdivider's agreement entered into with the City.
6. An inspection fee of \$14,877 shall be paid to the City of Centerville.

Mr. Kostak stated that lot #40 appeared to be too small and questioned whether it was a buildable lot.

Mr. Durham added that lots #76, #77, #78 and #79 fronting on Spring Valley Pike also appeared too small. He stated that in other areas of the City and Township lots on a major street are larger to better accommodate setback from the roadway, side garage entrances, etc. Mr. Durham also objected to lot #81, the "L" shaped lot which could have the potential of a maintenance problem. He suggested that this unusable rear yard area be a reserve area rather than part of lot #81.

Mr. Schwab stated that the lot widths are approximately 100 ft. which will allow development of those lots in question. He stated further that a homeowners association will be established for other areas of maintenance and that lot #81 could be split and that portion of the "L" be designated as a reserve area.

MOTION: Mr. Kostak moved to approve the Record Plan for the Estates of Silvercreek, Sec. 2, subject to the following conditions:

1. All street names shall be subject to approval by the Centerville Planning Department. Blue Sky Court is not an acceptable street name. Pike and not Road is the correct designation for Spring Valley through this plat.

2. A covenant shall be added to the plat that prohibits direct vehicular access to Spring Valley Pike from any lot except lot numbers 76, 77, 78 and 79.
3. Detailed stormwater drainage calculations and plans incorporating stormwater retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. In lieu of completion of the construction of Spring Valley Pike to the northeast property line of this plat, an amount of \$8,000 shall be placed in escrow with Washington Township to cover the cost of completing the three-lane design of Spring Valley Pike across this area. This requirement is necessitated by the significant stream, Holes Creek, that will need to be crossed northeast of this property with an undesigned major bridge.
5. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in the amount of \$783,000, of which \$100,425 may be a separate sidewalk bond, shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
6. An inspection fee of \$14,877 shall be paid to the City of Centerville.
7. The long narrow strip of lot #81 along Spring Valley Pike and Washington Church Road shall be excluded from lot #81 and designated a reserve area on the record plan to be maintained by the homeowners association of this plat.

Mr. Hansford seconded the motion. The motion was approved 5-1 with Mr. Foland voting no.

Silvercreek Estates, Sec. 6 - Record Plan

Mr. Schwab reviewed the Record Plan for Silvercreek Estates, Sec. 6, which will be the extension of Haley Drive between Washington Church Road and Yankee Street in Washington Township. The zoning on the 6.4654 acre parcel is Washington Township R-4 on which 12 single-family lots are being proposed.

Staff recommended to approve the Record Plan subject to the following conditions:

1. All street names shall be subject to approval by the Centerville Planning Department. Gita Lane is not an acceptable street name.

2. Detailed stormwater drainage calculations and plans incorporating stormwater retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in the amount of \$151,600, of which \$13,800 may be a separate sidewalk bond, shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
4. An inspection in the amount of \$2,880.40 shall be paid to the City of Centerville.

Mr. Schwab stated that this plan was approved previously by Montgomery County, however, it expired before the plan was recorded. He stated further that there are two sections of Haley Drive which will not connect in the future due to a change in the layout of the site since the lake has been constructed. It is, therefore, necessary to rename one portion of Haley Drive.

Mr. Val Lapsins, representing the developer, was present for the review of the project. He asked whether the application fee could be waived by the City since the same plan was approved previously. At the time of the original approval by the County, the storm sewer discharge in the park site and in negotiations of that site were not determined and the plan could not be recorded until this time. He stated that now the record plan comes to the City under 3-mile jurisdiction.

Mr. Stone stated that the Planning Commission would not be the authority to waive the fee.

Mr. Farquhar stated that an application could be made to the City Manager requesting the fee be waived.

Mr. Hansford asked why the design of the Haley Drive had been changed.

Mr. Schwab stated that the previous layout for Haley Drive would have experienced problems due to the low grade areas which would be unbuildable. Further, Great Traditions is the developer to the area adjacent to this subdivision and they would rather have separate access to their development to give it its own identity.

Mr. Lapsins stated that at the time this section was being reviewed, the area of land which would have allowed the Haley Drive connection was purchased by a separate owner who did not want to develop that land. At that time, no flood zone studies had been done and after their completion, it was determined that this area of Haley Drive was too low.

MOTION: Mr. Kostak moved to approve the Record Plan for Silvercreek Estates, Sec. 6, subject to the following conditions:

1. All street names shall be subject to approval by the Centerville Planning Department. Gita Lane is not an acceptable street name.
2. Detailed stormwater drainage calculations and plans incorporating stormwater retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. In lieu of completion of the required improvements prior to recording of the plat, a performance bond in the amount of \$151,600, of which \$13,800 may be a separate sidewalk bond, shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City.
4. An inspection in the amount of \$2,880.40 shall be paid to the City of Centerville.

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

There being no further business, the meeting was adjourned.

A. H. Feland 7/11/95

