

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 8, 1994

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Stanley Swartz; Mr. Peter McMahon; Mr. Jack Kostak; Mr. Robert Hosfeld. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of October 11, 1994, as written. Mr. McMahon seconded the motion. The motion was approved 6-0-1 with Mr. Kostak abstaining.

MOTION: Mr. Foland moved to approve the Planning Commission minutes of October 25, 1994, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Schwab informed the Planning Commission of Miami Valley Planning and Zoning Workshop scheduled for December 9, 1994. Any member interested in attending should notify the Planning Department as soon as possible.

NEW BUSINESS

Keliscot Estates - Preliminary Plan

Mr. Schwab reviewed the Preliminary Plan for Keliscot Estates located at the end of East Von Dette Circle. The zoning on 5.54 acre parcel is R-1b, Single-Family Residential. The proposed plan would extend the existing stub street to serve an additional 7 lots and then cul-de-sac. A fee-in-lieu of parkland dedication would be a requirement of this plan.

The Planning Department recommended approval of this Preliminary Plan subject to the following conditions:

1. No sidewalks shall be required along East Von Dette Circle or the north side of Mapleton Drive.
2. At the option of the applicant, the cul-de-sac design may incorporate a 95 ft. back-to-back curb profile with a 21 ft. back-to-back curb street width around the cul-de-sac.
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. Prior to recording the record plan, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Val Lapsins, representing the developer, was present for the review of the Preliminary Plan. He stated that the applicant intends to match the existing street profile on East Von Dette Circle and also intends to construct a typical cul-de-sac rather than the narrower profile and modified cul-de-sac.

Mr. Durham stated that the proposed street should extend through to Mapleton Drive. He stated that the neighborhood was always planned that way and East Von Dette Circle was laid out to share equally the neighborhood traffic with West Von Dette Cir.

Mr. McMahon agreed stating that having two cul-de-sac streets named East Von Dette Circle would be confusing.

Mr. Hosfeld asked about the City policy regarding changing street names.

Mr. Schwab stated that a street name change would require approval by the City Council by ordinance. He stated that the council would require a petition by the affected homeowners with 100% or very near 100% signatures in favor of the change before Council would consider such change. He also stated that while the property owners as a group may be reluctant to support a complete name change, they may favor a change to the prefix or suffix to the name.

Mr. Feverston stated that such ordinance would apply only to the existing street. The name of the proposed extension would be approved on the record plat. He also stated that the residents along East Von Dette may support a name change to North Von Dette Circle, for example.

Mr. Hosfeld asked how many residents lived on East Von Dette Circle.

Mr. Schwab stated that eight residents live on this street.

Mr. Louis Mantis, the applicant, stated that he lives on East Von Dette Circle. He also stated that he feels that his neighbors would support a street name change to avoid connecting East Von Dette Circle to Mapleton Drive. He stated that he would circulate a petition to his neighbors.

MOTION: Mr. Hosfeld moved to approve the Preliminary Plan for Keliscot Estates subject to the following conditions:

1. Prior to approval of a record plat by the City Council the Council should consider the discussions of the Planning Commission regarding changing the street name, input from the fire department, and any feedback or petitions submitted by the Applicant.
2. No sidewalks shall be required along East Von Dette Circle or the north side of Mapleton Drive.
3. At the option of the applicant, the cul-de-sac design may incorporate a 95 ft. back-to-back curb profile with a 21 ft. back-to-back curb street width around the cul-de-sac.
4. 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.
5. Prior to recording the record plan, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Kostak seconded the motion. The motion was approved 5-2 with Mr. Durham and Mr. McMahon voting no.

There being no further business, the meeting was adjourned.

A. H. Johnson 11/29/94

