

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 29, 1994

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

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

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

Mr. Kostak stated that he was absent from the previous meeting as he looked at the meeting date on the agenda incorrectly.

Approval of minutes:

MOTION: Mr. Swartz moved to approve the Planning Commission minutes of March 8, 1994, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

LaChapelle - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for LaChapelle, a residential cluster development, located on the southwest corner of Alex-Bell Road (SR 725) and Pelbrook Farm Drive. The 10.565 acre parcel is zoned R-1c, single-family residential, and would provide 19 lots. Road improvements to Alex-Bell Road would be a requirement in the form of money in escrow as funding should be made available through State and Federal monies for the improvements in the future. A parkland fee will also be required in lieu of land dedication.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from the centerline of Alex-Bell Road along the frontage of this development.
2. The developer shall place money in escrow with the City in an amount equivalent to the value of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary improvements required by the City. The design of these temporary improvements, including

stormwater drainage improvements and a temporary sidewalk, shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.

3. Sidewalks are required along both sides of all public streets including those lots fronting on Pelbrook Farm Drive.
4. All side yard building setbacks shall be a minimum of ten (10) feet.
5. All front yard building setbacks shall be a minimum of thirty-five (35) feet.
6. A plat covenant to which the City of Centerville is a party shall be added that prohibits any lot from having vehicular access directly to Alex-Bell Road (SR 725).
7. 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.
8. An easement shall be placed on the record plan to allow for emergency access to the retention basin by the City.
9. 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.
10. The name of the proposed street shall be approved by the City Planning Department. The name "LaChapelle Court" is not acceptable.

Mr. Dale Mesple', Westwood Partners, stated that they look for the homes in this subdivision to range from \$200,000 to \$250,000.

Mr. McMahon asked about the maintenance of the detention pond.

Mr. Mesple' stated that it is their contention that the maintenance of the detention pond will be the responsibility of owners of Lots 1 and 2.

Mr. McMahon asked if the purchasers of these lots would be informed that the land located to the east allows the development of multi-family housing.

Mr. Mesple' indicated these purchasers would be informed of the surrounding zoning.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval application submitted for LaChapelle located on the southwest corner of Alex-Bell Road (SR 715) and Pelbrook Farm Drive subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from the centerline of Alex-Bell Road along the frontage of this development.
2. The developer shall place money in escrow with the City in an amount equivalent to the value of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary improvements required by the City. The design of these temporary improvements, including stormwater drainage improvements and a temporary sidewalk, shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.
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10. The name of the proposed street shall be approved by the City Planning Department. The name "LaChapelle Court" is not acceptable.

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

OTHER BUSINESS

Mr. Schwab stated that in further discussions with Montgomery County, they are willing to install a fence with a hook shape rather than having the barbed wire at the top of the fence structure. This design would require a variance for height as the height would need to be approximately 8 feet and 9 inches for this design to work. The need for the variance would then be for fence height rather than fence material. Mr. Schwab stated that the County is looking for a reaction on the proposed design, but understand it is not a firm commitment on the part of the Planning Commission.

The members of Planning Commission felt that the proposed design is more desirable than the use of barbed wire and understand the need for security in the area of the water tank.

There being no further business, the meeting was adjourned.

Seta Stent
Chairman 4/26/94