

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING

Tuesday, November 30, 1993

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

Attendance: Mr. Scot Stone, Chairman; Mr. Peter McMahon; Mr. Stanley Swartz; Mr. James Durham; Mr. Robert Hosfeld; Mr. Arthur Foland. 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.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of November 9, 1993, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Thoroughfare Plan for the City of Centerville

Mr. Schwab reviewed the proposed revision to the Thoroughfare Plan for the City explaining the different cross sections. He stated that one revision to the Plan has been made to widen the right-of-way for Rahn Road between Mad River Road and SR 48. This recommendation was made by the Montgomery County Engineer's Office in their review of the plan that was sent to them for such purpose.

One of the major issues that staff wrestled with was the sections of Normandy Lane extending between Alex-Bell Road and Sheehan Road. Normandy Lane between West Franklin Street and Alex-Bell Road used to be a 2-lane road. Over time, Normandy Lane has been modified with Paragon Road extending east which will be the rough street after its last section is complete from Congress Park Drive to SR 725. The next section of Normandy Lane will extend south of SR 725 to Spring Valley Road. Normandy Lane then continues from Spring Valley Road to Sheehan Road which currently exists. The County shows the width of Normandy Lane as 70 ft. all the way through. The existing sections of the roadway have developed at various widths. In looking at the concept plan for a residential project for John Black Enterprises, should their annexation be approved by the County, City staff felt that the needs of serving that residential development could be less than the 70 ft. width. Mr. Schwab stated that Virginia Avenue is scheduled to tie through from West Franklin Street to Spring Valley Road in the next 1-2 years. With this interconnection within this neighborhood potentially there, as well as several other possibilities, staff did not recommend Normandy Lane to be a collector street.

The Township has approved plans to cul-de-sac Washington Village Drive and not tying into a cross-connector which would be between McEwen Road and Yankee Street. Staff would recommend that change be made.

Mr. Schwab stated that comments were received by Gary Huff, Township Deputy Administrator, and Mr. Schwab stated that he would let him make his comments as he was in attendance at this meeting.

Mr. Stone opened the public hearing.

Mr. Gary Huff, Washington Township Deputy Administrator, thanked the staff for the coordination in putting together a good thoroughfare plan. Except for one (1) change, Mr. Huff stated he was in complete agreement with the plan. This change is the Normandy Lane connector from SR 725 south to Sheehan Road. He felt that the plan should remain the 70 ft. since that section has begun construction with approximately 250 ft. at the 70 ft. width. Extending 700 ft. south, there is another 3 to 4 block area of Normandy Lane existing that connects Peachcreek Drive that is also the 70 ft. width. He stated that those areas to be yet constructed can be boulevarded to make the street appear as it was planned to be one community through Oak Creek South.

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

Mr. Durham asked for staff's comments on the request of the Township.

Mr. Schwab stated that staff's feeling was that the roadway could be tapered down to make it appear that it were an entrance to a new neighborhood. He stated that the issue has good points and bad points, and it is debatable both ways.

Mr. Durham stated that it would be more flexible to have the 70 ft. width.

Mr. Schwab stated that the City always has the option of not requiring the 70 ft.; however, if it were determined to be required, then it would be more difficult to get the 70 ft. width.

MOTION: Mr. Durham moved to recommend approval of the Thoroughfare Plan to Council with the change in the width of Normandy Lane extending from SR 725 to Spring Valley Road to be 70 ft.

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

Park and Public Open Space Plan

Mr. Schwab reviewed the Park and Public Open Space Plan stating that the plan had been reviewed the cooperation of the Park District staff. A small neighborhood park is shown east of the Pelbrook Farm development. The community parks are shown with expansions; Oak Creek South Park, Stubbs Park and Schoolhouse Park, as well as a strong desire to have a community park in the southwest part of the Township as those areas develop.

Mr. Stone opened the public hearing.

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

MOTION: Mr. Foland moved to recommend approval of the Park and Public Open Space Plan as presented. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESSSummit Healthcare Facilities - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Summit Healthcare Facilities to be located on the northeast corner of Clyo Road and Centerville Business Parkway. The 4.853 acre parcel is zoned Industrial Planned Development I-PD and permits the use to construct a new 22,500 sq. ft. medical office building. The number of parking spaces required for this facility is 90 spaces and the applicant has proposed 117 spaces to more than satisfy that requirement. Mr. Schwab stated that this site abuts some Residential Planned Development zoning which is developed as the Woods Apartments and, therefore, will require some buffering in that area. This site is being developed as part of Centerville Business Park which has stormwater detention issues in place. The detention areas have been constructed and this development will have to show how water will get to those basins.

The applicants have revised their elevations of the building to be of entirely brick facade construction. An extensive use of glass and a turned-metal roof will be used on this building. The site plan submitted does show a future expansion to the building and parking area, however, the applicants are aware an application would be reviewed at that time.

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

1. The Planning Department approve the final building elevations, including materials and colors.

2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.
3. Plans for all exterior lighting shall be approved by the Planning Department.
4. The detailed design for the screening of the dumpster shall be subject to approval by the Planning Department.

Mr. Schwab stated further that the applicants have been very cooperative in working with this project and addressed all of staff's concerns prior to the submittal of the application.

Mr. Wally Haines, President of Summit Healthcare Facilities, has worked with the staff on this project and stated he looked forward to expanding to this area.

Mr. Foland asked if signage was a part of this application as shown on one of the elevations.

Mr. Schwab indicated signage was not a part of the application.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by Summit Healthcare Facilities subject to the following conditions:

1. The Planning Department approve the final building elevations, including materials and colors.
2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.
3. Plans for all exterior lighting shall be approved by the Planning Department.
4. The detailed design for the screening of the dumpster shall be subject to approval by the Planning Department.
5. Signage approval is not a part of this application.

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

Nonconforming Signs

Mr. Schwab stated that nonconforming signs have been a topic with Council and they have directed staff to look at those signs in the Architectural Preservation District (APD) as a first step in trying to identify how many nonconforming signs exist and to draft an ordinance with a bonus provision for people who decide voluntarily to take down a nonconforming sign and replace it with a conforming sign. As it has been explained to staff, there would be a monetary value attached to each business owner taking this action.

City Zoning Code Requirements for Office/Business/Industrial Planned Developments

Mr. Schwab stated that Council has recommended to Mr. Farquhar to draft an amendment to the Zoning Ordinance to drop the requirements for a market analysis/financial statement for developments in the O-PD, B-PD and I-PD zoning districts. This will be coming before the Planning Commission in the near future.

There being no further business, the meeting was adjourned.

J. H. Feland 12/14/93

