

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 9, 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. Absent: 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. Greg Horn, City Manager.

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

Approval of minutes:

MOTION: Mr. Swartz moved to approve the Planning Commission minutes of October 26, 1993, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Hosfeld abstaining.

MOTION: Mr. Swartz moved to approve the Planning Commission Work Session minutes of October 26, 1993, as written. Mr. McMahon seconded the motion. The motion was approved 4-0-1 with Mr. Hosfeld abstaining.

NEW BUSINESS

K & G Bike Shop - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by K & G Bike Shop located at 116 West Franklin Street requesting approval for the expansion of the existing building in the APD. This application has been reviewed by the BAR and was recommended for approval with the following conditions:

1. The decorated verge boards on the gabled end of the addition shall match those of the existing building.
2. The style of all windows and doors on the addition shall match those on the existing building subject to approval by the Planning Department.
3. Building and roof colors shall match the existing building.

Mr. Schwab stated that the applicant has proposed 24 parking spaces for the site and 24 spaces are required as a result of the additional floor area to the business. This particular addition is to the south side of the building. Residential uses exist to the south and east of the bike shop.

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

1. 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.
2. The south and east property lines shall be screened subject to approval by the Planning Department.

Mr. Dave Muha and Mr. Dave Beyerle, representing the Bike Shop, were present for the review of the project. They had no objections to the conditions outlined by staff.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval application submitted by K & G Bike Shop, 116 West Franklin Street, subject to the following conditions:

1. The decorated verge boards on the gabled end of the addition shall match those of the existing building.
2. The style of all windows and doors on the addition shall match those on the existing building subject to approval by the Planning Department.
3. Building and roof colors shall match the existing building.
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. The south and east property lines shall be screened subject to approval by the Planning Department.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

UNFINISHED BUSINESS

Timberfield - Planning Commission Special Approval

MOTION: Mr. McMahon moved to remove the Planning Commission Special Approval application for Timberfield from the table. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

Mr. Dullea stated that the clustering north of the lake is a result of allowing some of the open space in the Golf Course development to be calculated into the plan. If the plan were to stand alone, the lots north of the lake would have to be eliminated. With the overall master plan, the 120 single-family lots and clustering north of the lake has to take into account the open space of the golf course.

Mr. McMahon asked if the City could pursue getting an easement from Dayton Power & Light for the land south of their substation to preserve that land as open space.

Mr. Horn stated that idea is being pursued, but he could not guarantee it would happen.

Mr. Durham stated that the overall density is based on the amount of open space on the entire property in order to allow the 120 single-family lots to meet the R-1c zoning standards. At the time the lots are developed on the northwest section of the site, Mr. Durham felt that there would be a possibility that the City would require a variance from its own zoning to allow more lots to be developed at a substandard requirement. If this were the case, a variance would be required for the number of units per acre.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application for Timberfield with the following condition:

1. The temporary improvement with a left turn movement at the entrance to Yankee Street be provided.
2. This Timberfield residential cluster development plan showing 120 single-family lots is approved with the understanding that up to 15 additional residential lots may be added to the north of the lake on the west side of Yankee Street if additional open space land (which can include the Yankee Trace Golf Course) were dedicated east of Yankee Street to meet the R-1c minimum average lot size density calculations.

Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

Scott A. Smith
Chairman 11/11/93

