

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, February 23, 1993

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Scot Stone; Mr. James Durham; Mr. Pete McMahon; Mr. Arthur Foland (where noted); Mr. Bernard Samples (where noted). Absent: Mr. Stanley Swartz. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of February 9, 1993:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of February 9, 1993, as written. Mr. Stone seconded the motion. The motion was approved 3-0-1 with Mr. McMahon abstaining.

MOTION: Mr. McMahon moved to excuse Mr. Swartz from the meeting as he notified the Planning Department of his absence. Mr. Stone seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Nestle Creek Two, Sec. 2 - Record Plan

Mr. Foland arrived at this time.

Mr. Schwab reviewed the Record Plan for Nestle Creek Two, Sec. 2, located on the east side of Bigger Road, north of Alex-Bell Road at Marwyck Drive. Nineteen (19) lots are proposed on this 9.597 acre parcel. The zoning on the parcel is R-1c, Single-Family Residential.

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

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The developer shall place monies in escrow to the City, in an amount necessary to construct a full width improvement to Alex-Bell Road including additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of construction any temporary improvements, including a left-turn lane and sidewalk, deemed necessary by the City Engineer. The escrow amount shall be subject to approval by the City Engineer.

4. An access easement to the detention pond shall be established for emergency maintenance of the pond by the City.

Mr. Farquhar stated that this particular developer usually uses a irrevocable letter of credit rather than posting a performance bond and asked that option be given.

MOTION: Mr. Durham moved to recommend approval to Council of the Record Plan for Nestle Creek Two, Sec. 2, subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond or an irrevocable letter of credit in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The developer shall place monies in escrow to the City, in an amount necessary to construct a full width improvement to Alex-Bell Road including additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of construction any temporary improvements, including a left-turn lane and sidewalk, deemed necessary by the City Engineer. The escrow amount shall be subject to approval by the City Engineer.
4. An access easement to the detention pond shall be established for emergency maintenance of the pond by the City.

Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

Mr. Samples arrived at this time.

Mr. Schwab reminded the members of Planning Commission to inform the Planning Department of their interest in attending the APA Conference.

Mr. Schwab stated that the bid opening was held for the construction of the Cloyo Road Extension project and all bids received were under the estimate.

There being no further business, the meeting was adjourned.

