

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 9, 1993

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

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

Approval of the minutes of January 12, 1993:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of January 12, 1993, as written. Mr. Stone seconded the motion. The motion was approved 4-0-1 with Mr. Hosfeld abstaining.

COMMUNICATIONS

Mr. Schwab stated that a letter from the Centerville-Washington Park District concerning the Incarnation Church project to be discussed later in the meeting, had been distributed to each member at their desk.

Secondly, a copy of the program for the APA Conference to be held in Chicago, May 1 through May 5, 1993, was distributed to the members of Planning Commission. Mr. Schwab asked each member to review the program and contact the Planning Department of their interest in attending the Conference.

MOTION: Mr. Swartz moved to excuse Mr. Samples and Mr. McMahon from the meeting as each member gave prior to the Planning Department of their absence. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Incarnation Church and School - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Incarnation Church and School located on the southwest corner of North Main Street and Williamsburg Lane. The request is to expand the existing school approximately 1,000 sq. ft. for two additional kindergarten classrooms, and to construct a 35,000 sq. ft. parish center. The majority of this expansion is located in the City, however, some of the area is located in Washington Township. The zoning on the parcel located within the City limits is R-3, in which these uses are permitted. The parish center is a multi-purpose building that would be a combination gym with a rather large seating capacity also convertible to other activities including the holding of religious masses that would seat 1,200+ people. The total number of parking spaces required for the site

will now be 560 with this expansion and the applicants are proposing 616 spaces to more than satisfy the parking requirement. The parking lot maintains a connecting driveway to the Activity Center owned by the Centerville-Washington Park District in order to use their access to North Main Street. The northwest corner of this intersection at North Main Street and the Activity Center entrance currently has a house on the site; however, it has been approved for demolition to provide for the construction of a new entrance to the Activity Center and Park Headquarters.

Mr. Schwab stated that the site plan does show a future classroom phase which is not a part of this application tonight as it is located entirely in the Township.

Mr. Schwab stated that when the school and church were originally constructed, the dirt, rather than being removed from the site was pushed to the southern portion of the site and built up to the terrace that is seen currently. The proposal is to substantially change the grading on that part of the site by removing that dirt from the site to better match the surrounding grade and would match the original grade of the site.

The maximum height of this single-level building is approximately 32.5 ft. which meets the standards in the Zoning Ordinance. The service drive will be located from Bunker Court.

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

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction must be approved by the City Engineer.
2. Any exterior lighting added to the property must be approved by the Planning Department.
3. Dumpster location and screening must be approved by the Planning Department.
4. Specific exterior building materials and colors must be approved by the Planning Department.
5. Relocation of the connector driveway to the east must be approved by the City Engineer.

Mr. John Koverman, representing Incarnation Church, and Mr. John Richley and Ms. Annette Miller, Architects for the project, were present for the review of the application.

Mr. Koverman stated that the current church membership is 2,800 families and in the near with the addition of the proposed improvements to the site, the church is estimated to serve between 4,000 and 4,500 families. He stated that there is some concern regarding the relocation of the driveway to the east as recommended

by the City Engineer due to the slope in that area. He stated that they will work with staff to provide the best location. He stated that the purpose of leaving the driveway location as proposed was to somewhat separate the parking areas to serve separate activities at both buildings. Mr. Koverman stated that the intent of the Church is to start construction of the additional classrooms this summer for completion and use for the coming school year and the parish center to be completed in the Fall of 1994.

Mr. Durham asked why the building and parking area was being located to the south portion of the property to access off of a driveway rather than putting it on the northern portion of the property to access off of a public street.

Mr. Koverman stated that the main reason was due to the emphasis on stormwater. He stated that this particular property runs generally from south to north with the northwest corner of the property being the lowest portion of the property. There have been drainage problems in this area for quite some time. That area is the most logical place for a detention area to serve not only the Church property, but the surrounding properties as well. He added that the lots in the north area of the site are platted lots and have plat restrictions on what can be built on those lots.

Ms. Miller stated that they were more than willing to work with the staff on the finer details of the of the detention, lighting, etc., concerning the project.

Mr. Bob Feldmann, Centerville-Washington Park District, stated that they are concerned with the close proximity of the buildings and parking areas to the Park Headquarters complex. He stated that the proposal seems like it will dwarf their complex. They have tried to make their complex fit in with the surrounding neighborhood and keep it neat by storing everything inside. The Park Board was particularly concerned that the rear of the proposed buildings will be literally at their front door. The Park Board has taken great care in keeping everything neat for people who come to register for programs and the visibility of perhaps the dumpster and mechanical units is of great concern. He stated that they are in agreement with the Church concerning moving the driveway to the east as it could create site distance problems.

Mr. Hosfeld asked if there was an agreement on the use of the driveway.

Mr. Feldmann stated there was no formal agreement, however, that is something that will have to worked out.

Mr. Koverman agreed that a formal agreement should be completed. He stated that the Church will work with the Park District to share in the maintenance of the driveway. The concern as to the

appearance of the west elevation should not be a problem because the west elevation is the entrance to the day chapel and will be attractive. The Church intends to work with the Park District to maintain its good relationship which it has had over the years.

Mr. Durham asked if the traffic would increase at the driveway location.

Mr. Koverman stated that the Church anticipates that the majority of the traffic will use the Church access to enter the site, however, if the park entrance is made more convenient in the future, people would most likely use it.

Mr. Durham stated that he was concerned with the amount of increased traffic which could use the current park driveway access in an unimproved condition. He stated that he was not comfortable in approving a site plan that has a new 229 space parking area that is going to lead out to a dangerous intersection that the Church does not have a legal right to use at this time.

Mr. Foland asked Mr. Farquhar about the access situation.

Mr. Farquhar stated that some legal research would have to be done, however, he felt that the Church had a perspective right to use the driveway as they used it when the park land was a private park and the Park District did not yet own the land.

Ms. Miller stated that they are better defining the existing parking area and drive on the Church property. It was her feeling that with these improvements, the Church members would use the Williamsburg Lane access rather than the park property.

Mr. Koverman stated that the driveway will be gated except for when events are taking place at the Church.

Mr. Durham asked if the concern about the use of the driveway was unwarranted.

Mr. Hoffman stated he agreed with Ms. Miller that with the improvements in the striping in the parking area people would be more likely to use the Williamsburg Lane access rather than the driveway and being held up by a person making a left turn.

Mr. Richley stated that aesthetics are a high priority with their firm. He stated that they have enclosed all of the mechanical units within the building with the possible exception of some condenser units that will be appropriately screened.

Mr. Rick Tittsler, Director of the Centerville-Washington Park District, asked that the concerns of the Park Board be worked out prior to the approval of the application.

Mr. Foland stated that he felt the issue should be tabled until the driveway location can be settled.

Mr. Schwab suggested that perhaps the improvement of the entrance along North Main Street could be done jointly with the Park District and the Church at the time of the Church construction.

Mr. Swartz asked what a delay in the approval would do to the scheduling of the construction work.

Ms. Miller stated that the only concern would be to the Kindergarten classrooms that were hoped to be completed by the next school year.

MOTION: Mr. Durham moved to table the Special Approval application concerning the Parish Center, and parking and grading plan to resolve the driveway access situation. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Durham moved to approve the Special Approval application concerning the addition to the school building. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

R. J. Hartzfeld 2/23/93

