

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, March 16, 1993

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Bernard Samples; Mr. Scot Stone; Mr. James Durham; Mr. Arthur Foland (where noted).
Absent: Mr. Stanley Swartz; Mr. Peter McMahon. Also present: Mr. Alan Schwab, City Planner; Mr. Norbert Hoffman, City Engineer; Mr. Greg Horn, City Manager (where noted).

Mr. Schwab reviewed the project for the South Dayton Presbyterian Church to be located on the south side of Alex-Bell Road at Olde Greenbrier Lane.

Mr. Foland arrived at this time.

Mr. Schwab reviewed the revised building elevations stating that windows had been added to the north elevation. The brick color proposed is an orange-red color.

Mr. Steve Taylor, representing the Church, stated that the colors available in this type of brick material are limited and could be more red or brown, whichever the Planning Commission desired. The turned-metal roof structure will be a dark green color. Windows have been added beside the front door entrance and an archway has been added to the front door entrance to create a more formal appearance.

Mr. Schwab reviewed a conceptual plan prepared by the Planning Department should the property be developed as single-family residential. This particular parcel would allow up to eight (8) lots based on the current zoning classification. The building pad layouts were the same as used along the first eight (8) lots on Ambridge Road. If the zoning classification were the same as the zoning in place along Ambridge Road, the property could be developed with up to 12 lots. Stormwater retention/detention would be required for this type of development, however, screening would not be a requirement. Little grading would be required other than to make allowances for the building pads. Mr. Schwab stated that staff also looked at reversing the proposed plan as another option.

Mr. Hoffman reviewed the drainage calculations submitted for the project. He stated that the approximate 2-acre building site would have to provide a critical storm back to about 50 years which is calculated by taking the pre-development runoff from the site as it currently exists. That figure is .4 of cubic feet per second (CFS) for an annual storm, so they are only permitted to release .4 of a CFS from the area that they are developing all the way up to that 50-year storm. The calculations provided show that the Church intends to control the runoff up to the 100-year storm based on our requirements. After the development of this site, the one thing this development would not do is to control the runoff from Alex-Bell Road; however, there may be a way to incorporate that into this plan.

Mr. Pat Wagner, representing the Church, stated that they have determined that since having a dumpster is not a requirement of the City, they will not have one which will eliminate the concern of its placement on the property. He also stated that the screening to be provided to screen the rear property line will be staggered and planting height will be approximately 6 ft.

Mr. Horn arrived at this time.

Mr. Durham stated that he was still bothered by the height of the building as it is viewed from Ambridge Road. If the site plan were reversed with the building on the west side and the parking area to the east, the site would not be able to expand very easily in the future. He suggested that the parking area be placed further out toward Alex-Bell Road. Mr. Durham stated that if the building can be brought back on the site to the east and with the natural contour of the land, the height of the building will be limited and the screening will have an immediate impact regardless of their placement on the site. With the movement of the pond site to the west, there would be more expansion area.

Mr. Samples excused himself from the meeting at this time.

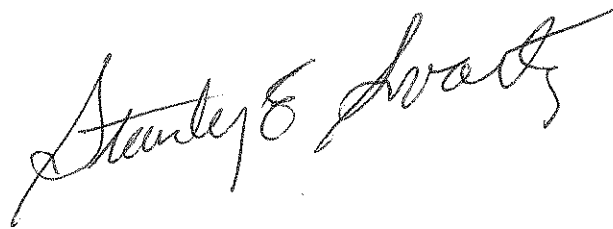
Mr. Taylor suggested possibly shifting the detention pond further to the west and create two (2) basins, however, staging their construction.

Mr. Dan Lowrey, resident of Alex-Bell Road adjoining the property, suggested a 4 ft. mound be constructed along the east property line to help with the headlights from cars in the parking area.

The members of Planning Commission felt that their concerns had been discussed and those ideas should be addressed in a revised plan.

Mr. Schwab requested that the revised plans be submitted to the Planning Department on or before March 25 in preparation for the March 30 meeting.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Stanley E. Swartz". The signature is written in dark ink and is slanted slightly to the right. It is located at the bottom of the page, below the text of the meeting minutes.