

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 30, 1993

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

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

Approval of minutes of March 9, 1993:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of March 9, 1993, as written. Mr. Samples seconded the motion. The motion was approved 4-0-1 with Mr. Swartz abstaining.

Approval of minutes of March 16, 1993:

MOTION: Mr. Samples moved to approve the Planning Commission Work Session Meeting minutes of March 16, 1993, as written. Mr. Stone seconded the motion. The motion was approved 3-0-2 with Mr. Swartz and Mr. McMahon abstaining.

MOTION: Mr. Samples moved to excuse Mr. Hosfeld and Mr. Foland from the meeting as each gave prior notice to the Planning staff. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

UNFINISHED BUSINESS

Church of the Incarnation - Planning Commission Special Approval

MOTION: Mr. Durham moved to remove the Planning Commission Special Approval for Incarnation Church from the table. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

Mr. Schwab reviewed the revised plan for Incarnation Church located on the southwest corner of North Main Street (SR 48) and Williamsburg Lane.

One of the issues debated at the last meeting was whether there was an access easement for the Church to use the Park District land to gain access to North Main Street. There is, in fact, a 50 foot side easement along the entire south property line of the Church which encompasses almost the entire current driveway going back to the park Activity Center and Headquarters.

The landscaping in the parking area has changed slightly to focus on the end islands and center islands that will now contain a walkway.

Staff recommended to approve the revised plan with the access drive to the west 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.

Mr. John Richly, John Richly Architects, stated that the access drive to the west is the best location due to the extensive amount of grading that would be required for the parking lot and the fact that a major grade to the drive would be necessary at the east location. Mr. Richly stated that the Park District had some concern to the location of the east drive to their monument and the existing grove of pine trees. The drive location has been moved 40 ft. to the east of that point in order to resolve that issue.

Mr. Carl Zengel, chairman of the building committee for the Church, stated that the location of the drive preferred by staff required at least a 7% grade from the parking lot and would have egress onto the access road. It would also require over 5% across the lot. He stated that he felt this situation could be very hazardous and felt the revised design could be held to a grade of 4% or less. Mr. Zengel felt that the safety would be more important than other issues.

MOTION: Mr. Samples moved to approve the revised Planning Commission Special Approval application for the Church of the Incarnation 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.

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

South Dayton Presbyterian Church - Planning Commission Special Approval

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

Mr. Schwab reviewed the application submitted for South Dayton Presbyterian Church proposing the construction of a new church facility located along the south side of Alex-Bell Road east of Clys Road. The revised plan has the entrance in the same location from Alex-Bell Road as previously proposed, however, the 65 parking spaces are arranged in a "L" configuration. The building still meets the 100 ft. front yard setback, however, the church building has now been turned 90 degrees and the layout of the building has been reversed to allow building expansion in the future. Two (2) retention/detention ponds are now proposed rather than one (1). A double row of evergreens is proposed along the south and east property lines.

Staff recommended approval subject to the following conditions:

1. The applicant shall place an amount of money in escrow with the City for the estimated cost approved by the City Engineer of an extra lane of pavement, curb, gutter, stormwater drainage and sidewalk along the portion of the applicant's property to be developed along Alex-Bell Road. The City Engineer shall approve the design and the applicant shall construct a left-turn lane on Alex-Bell Road at the entrance drive to the Church and a temporary sidewalk on the south side of Alex-Bell Road along the developed portion of the applicant's lot. The estimated cost of the above improvements to Alex-Bell Road shall be deducted from the amount of money stated above that is placed into escrow for future improvements to Alex-Bell Road.
2. The applicant shall dedicate to the City 60 feet of right-of-way from the centerline of Alex-Bell Road across the frontage of the applicant's property for the future widening of Alex-Bell Road.

3. A screening plan approved by the City Planning Department must be submitted that screens the east side of the property from the northeast corner of the parking lot to the southeast corner of the property and screens the south side of the developed portion of the Church property from the adjacent residential dwellings. This screening must be double staggered rows of evergreen plants that are a minimum of 6 feet tall at the time of planting.
4. The City Engineer must approve the final building finished floor elevation for the building.
5. All exterior lighting must be approved by the Planning Department.
6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
7. Exterior building materials and colors shall be subject to the approval of the City Planning Department.
8. The 5% landscaping requirement for the parking area shall be subject to the approval of the City Planning Department.

Mr. Pat Wagner, member of the building committee for the Church, stated that they have made significant changes in the proposed plan to address the concerns of the Planning Commission expressed at the last work session. He stated that it is their intention to be good neighbors to the surrounding properties as well as the entire community and are working hard to meet all the requirements of the City.

Mr. Stone asked if the applicants had considered moving the trees from the property line on the south side of the property up on the property more to better screen the view from the existing residences. He also asked about constructing the mounding on the south side of the property so that in the future the water would have a tendency to come down and run toward Clio Road.

Mr. Steve Tipton, representing the Church, stated that their intent is to mound both on the east and the south sides of the property. A 4 ft. mound will be constructed and 6 ft. tall trees will be planted on that mound.

Mr. Schwab stated that as he understands the drainage plan, there would be virtually no sheet flow across and onto the back yards of the adjoining residential properties. The runoff would be

contained in the detention basins from both the paved area and the unpaved area, stored for a short period of time and directed into a pipe and into the drainage tile. The City Engineer believes that with these improvements made, the drainage situation in this area will dramatically improve.

Mr. Wagner stated that the 4 ft. mound with evergreen plantings should block any headlights from vehicles on the property to the abutting residence on the east property line.

Mr. Stone asked if the applicants had tried to get an easement on the southwest corner of the property.

Mr. Larry Debrino, real estate agent for the applicant, stated that he spoke with the owners of that property and they verbally agreed to work with the Church and grant an easement for any need whether it would drainage, sewer, etc.

Mr. Wagner stated that the dumpster site has been removed from the site plan since the level of activity will not necessitate its use.

Mrs. Carol Trombley, resident of Ambridge Road, presented pictures to the Planning Commission showing the amount of water that runs through their yard during a heavy rainfall.

Mr. Swartz agreed there is a drainage problem and asked if the development of the Church would increase the situation.

Mr. Hoffman stated that the large amount of water running through the properties along Ambridge Road is a result of water from Alex-Bell Road, however, the situation would be improved with the development of the Church property since that amount of water would be directed toward the retention ponds and then through a pipe in a southwest direction.

Mr. Tipton indicated that the Church would be willing to improve the drainage situation for the other residential properties to the south providing they would be granted an easement to allow them to go onto the property to the east to accomplish this.

Mr. Mickey Click, 1151 Ambridge Road, stated that the 4 ft. berm offered by the applicant to be located along the south property line will kill the existing trees. He suggested that the retention ponds be constructed so that they drain from the center of the ponds rather than the side or corner to alleviate the build up of branches and debris seem to be less in the center of a pond. This proposal does not seem to be adequate.

Mr. Hoffman stated that there are different ways of constructing retention ponds and the proper design will be chosen for this site.

Mr. Click stated that he needs some assurances that he will not have a night light in his back yard as he is concerned with what type of lighting staff would approve. He stated also that he does not see how a 4 ft. berm with 6 ft. trees will hide a roof structure that would be seen from his back yard. Mr. Click stated that he would like some assurances in the form of a guarantee, which he does not feel is unreasonable to expect, that this development will not impact the neighborhood in any way.

Mr. Tom Denardo, attorney representing Dan Lowry property owner directly to the east, stated that his client is concerned with the close proximity of the parking lot as well as the building. He stated that berming and mounding will not screen this development from his client's property. Another major concern is the lighting that will be installed and how it affects Mr. Lowry's property. Mr. Denardo suggested that the building and parking area be moved further to the west to allow his client to enjoy his property.

Mr. Dan Lowry stated that due to the slope of the land, the proposed berm and screening will be ineffective.

Mr. Swartz asked how close the house was to the property line. Mr. Schwab stated that the house is 150 ft. east of the property line.

Mr. Swartz asked if Mr. Lowry would be willing to allow the Church to come onto his property to divert the water coming from Alex-Bell Road into their drainage pond.

Mr. Lowry stated that would depend on how well the Church would work with him.

Mr. Swartz stated that the Church is not required to do anything to that drainage swale and if Mr. Lowry was not willing to grant an easement, Mr. Swartz stated that he would retract the question.

Mr. Denardo stated that Mr. Lowry was not unwilling.

Mr. Swartz stated that Mr. Lowry was wanting to use the offer as a trade off and the City cannot make the applicant correct a situation that is not their responsibility and felt the offer was a generous one by the Church. He stated further that the Planning Commission cannot guarantee the stipulations of the approval and asked Mr. Farquhar to explain the approval process.

Mr. Farquhar stated that the applicant is required to live up to the conditions of the approval and if they do not are in violation of the Zoning Ordinance which would be subject to action in the courts.

Mr. Denardo asked that the screening barriers be in place prior to the construction of the site.

Mr. Farquhar stated that it would have to be in place, only prior to occupancy.

Mr. Click stated that he did not think the statements and concerns of the residents were looked upon favorably.

Mr. Swartz stated that those comments were well received, however, the main concern is that of drainage and the drainage problems do not exist on the Church property.

Mr. Click also stated that the view of the roof is a concern.

Mr. Swartz stated that the roof lines would also be visible if the property developed as residential.

Mr. Schwab stated that the Church structure would not be any more visible than that of adjoining residences and no screen would necessary.

Mr. Click indicated that would be a problem also and would rather the property remain vacant.

Mr. McMahon stated that he wanted to be assured that the drainage situation is thoroughly addressed as well as the noise element.

Mr. Stone stated that revisions have been made to the original plan addressing the concerns of the adjoining property owners and to the Planning Commission.

Mr. Durham stated that they have made the Church do everything possible to make their plan best fit the site short of not allowing them to locate there which is not an option. He stated that during his term on the Planning Commission, he has never seen a group come in to develop something that has tried as hard to please the neighbors as this group has tried.

Mr. Samples stated that his concern has been over the years the drainage problem in this area. He stated that the City Engineer convinced him that the problem will be no worse than what currently exists and with some cooperation from the property owner to the east, may be solved completely. He stated that the proposed use is permitted under the current Zoning Ordinance regulations and if reasonable precautions have been taken to protect the health, safety and welfare of the community, he would vote in favor of this proposal.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted by South Dayton Presbyterian Church subject to the following conditions:

1. The applicant shall provide sufficient guarantees in the form of money in escrow, letter of credit, etc., to the City for the estimated costs for the future widening of Alex-Bell Road to be approved by the City Attorney.
2. The applicant shall dedicate to the City 60 feet of right-of-way from the centerline of Alex-Bell Road across the frontage of the applicant's property for the future widening of Alex-Bell Road.
3. A screening plan approved by the City Planning Department must be submitted that screens the east side of the property from the northeast corner of the parking lot to the southeast corner of the property and screens the south side of the developed portion of the Church property from the adjacent residential dwellings. This screening must be double staggered rows of evergreen plants that are a minimum of 6 feet tall at the time of planting and shall be placed on a 4 foot high berm.
4. The City Engineer must approve the final building finished floor elevation for the building.
5. All exterior lighting must be approved by the Planning Department.
6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
7. Exterior building materials and colors shall be subject to the approval of the City Planning Department.
8. An easement shall be acquired from the property owner to the west to allow storm sewer construction and water to discharge across the single-family residences to the west to the Cloy Road stormwater drainage structures.
9. All landscaping requirements for the parking area shall be met.

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

There being no further business, the meeting was adjourned.

