

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 9, 1993

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

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

MOTION: Mr. Durham 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 5-0.

Approval of the minutes of February 23, 1993:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of February 23, 1993, as written. Mr. McMahon seconded the motion. The motion was approved 4-0-1 with Mr. Samples abstaining.

OLD BUSINESS

Mr. Schwab stated that the application for Incarnation Church may come off the table at the next regular meeting scheduled for March 30, 1993.

NEW BUSINESS

South Dayton Presbyterian Church - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by South Dayton Presbyterian Church proposing to build a new church structure along the south side of Alex-Bell Road (SR 725) east of Clio Road at Olde Greenbrier Lane. The zoning on the property is R-1b, Single-Family Residential, zoning which also allows a church use on a minimum 5-acre site. This site is 7.3 acres and is located along a major roadway. The grade of the site will be changed to allow it to be a useable site from Alex-Bell Road. The difference in grade from the proposed site to the lots at the rear of the property located on Ambridge Road will be approximately 20 ft. The building is proposed to be of a reddish/orange brick construction and have a dark green turned-metal roof.

Mr. Schwab stated that the widening of Alex-Bell Road was recently listed as a State project and will probably be constructed some time between the next 7 to 10 years.

Staff recommended to approve the Special Approval application 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.
4. Detailed plans for the location, design and screening of the trash enclosure must be approved by the Planning Department.
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.

Mr. Steve Tipton, representing the Church, stated that since the Church is a non-profit organization and they have a very low traffic draw, they think it would be inappropriate to require them to participate in escrowing monies for the widening of Alex-Bell Road. The Church only generates about 100 cars on Sundays and being required to escrow money puts the project further out of their reach. He stated that they would be willing to do the temporary improvements as outlined in the staff recommendations.

Mr. Foland asked Mr. Schwab to comment.

Mr. Schwab stated that the City Council during their review of the Frisch's Restaurant appeals of the Planning Commission's decisions had asked the City Staff to recommend an extra lane of pavement, curb, gutter, stormsewer, and sidewalk be required whenever a property is developed along a major roadway in the City. The City Council said that either the Planning Commission or the City Council, not the City Staff, should be the ones to waive or modify this requirement.

Mr. Tipton stated that they wanted the Planning Commission to nail down the type of building materials so they are not involved in arbitrary decisions. He also asked about the use of dryvit as a highlight material since he has used this material on residential buildings in other communities.

Mr. Foland stated that dryvit is not an approved building material in Centerville.

Mr. Schwab stated that if the colors were of an earthtone nature and blended into the surrounding area it would not be referred to the Planning Commission based on the staff recommended conditions.

Mr. McMahon asked that an additional condition be made to limit the noise level to 55 decibels during the day and 50 decibels during the night.

Mr. Foland stated that he did not like the north elevation of the proposed building.

Mr. Durham asked the range of discretion in reviewing the architecture of the building.

Mr. Schwab stated that the Planning Commission has the right to review the elevations and if it is thought that there are specific parts that are not appropriate, the Planning Commission can try to address those with the applicant.

Mr. Durham asked what was the range of discretion in allowing a church use on this particular site.

Mr. Schwab stated that there are specific requirements to allow a church in a residential area and this application meets all of those requirements.

Mr. Durham stated that given the topography of the site, this type of development is not appropriate. Something that is smaller in scale, single-family homes perhaps, would make more sense where you deal with the topography rather than having a 20 ft. of fall. He stated that you are fighting topography with this type of development and stated that he had great concern as to the impact it will have on the surrounding neighborhood. Mr. Durham stated that he did not see a new 20 ft. grade change as a benefit to the community.

Mr. Foland asked if the stormwater calculations would handle the development as well as existing drainage problems in the area.

Mr. Schwab stated that the City Engineer has reviewed the preliminary calculations and finds that they are meeting the requirements.

Mr. Durham stated that he can visually picture what the site will look like and does not feel it will be aesthetically pleasing and would be imposing something that is very unattractive and not particularly workable on the neighbors directly behind the site.

Mr. Keith Huelsman, representing the Church, stated that the reason for the increase in grade was to allow the building to be seen from Alex-Bell Road. At the present grade, the roof structure would only be seen from the roadway, and that the increase in grade may be able to be compromised.

Mr. Mitchell Click, 1151 Ambridge Road, stated that the proposed view is not something that he should have to look at from a \$175,000 neighborhood. He stated that he could not believe that the proposed retention pond is going to do anywhere near the job necessary to catch the runoff and delay it from getting into his yard. He stated that the site will be paved and roofed approximately 25% and the runoff he has from just plain dirt is more than his yard can take. He stated that the screening is also a concern. The mature trees will probably be replaced for smaller shrubs which will not do anything to block his view of the building. Exterior lighting is a concern being that a glow from the proposed parking area will be seen over the roof line of the houses along Ambridge Road. Mr. Click stated that he would not want a dumpster anywhere close to the back of his property line. He stated that his main concern is with the aesthetics that the City causes by approving this project, and the property value of his house and at least ten neighbors along Ambridge Road which will be affected by this project and not in a positive way.

Mr. David Trombley, 1225 Ambridge Road, stated that he was not happy about having to contend with the possibility of this great elevation difference. He stated that he was concerned about the ineffectiveness of screening for the project. He stated that his main concern is the drainage. The current elevations allow the water to drain down in sheets of rivers. He stated that approximately 10 year ago, he installed drainage tiles on his property to get the water to drain away from his house because of the water draining from the property above.

Mr. Schwab stated that the stormwater from the property in question currently sheet flows onto the residential properties to the south. The proposed plan is to have a storm tile empty into the proposed detention basin, as well as the water from the parking area would be directed into the detention basin. The outlet into this

detention basin is an underground storm pipe that would tie into an 18" tile underground. Mr. Schwab stated that the City Engineer felt that the proposal would, in fact, improve the situation since the water would be collected and put into an underground tile and taken away rather than just sheet flowing onto surrounding properties.

Mr. Samples stated that if the same tile is being considered for the additional runoff from this development, he finds it incredible that it is felt that the condition would not be worsened by this project. He stated that he is not convinced that the site is even buildable because of the drainage problem.

Mr. Durham stated that his objection is the slope on this site, the way the building and the parking lot are set on the site, the impact it is going to have on the surrounding neighborhood, the height of the building, lighting of the parking lot, the way it is going to be towering above the neighborhood and did not think it is a good fit.

Mr. Foland stated that he did not have an objection to a church being building in a residential area, however, his concern is that we are adding to the drainage problem.

Mr. Tipton stated their intent is not to make the drainage problem worse, but rather want to be a part of the solution. There is a mature stand of trees at the rear of the property that will remain on the site. This will provide some screening as well as what will be added with the site is developed.

Mr. Durham asked if the Church had looked at alternate sites.

Mr. Tipton stated that they had, however, they like this particular site best. He stated that whatever is developed on this site, this particular project or single-family residential, there is going to be a grade problem. Mr. Tipton stated that he felt that a church use would provide a good buffer for the residential to the office uses on the north side of Alex-Bell Road.

Mr. Don Ward, Pastor of the Church, stated that this site was affordable for the Church and provides visibility. He stated that the Church has spent \$20,000 on engineering services and architectural design for this project. He stated that the Church is willing to make changes, but their monies are limited.

Mr. Durham stated that if the applicant are committed to this engineering, siting and architecture, the fastest way to move forward is to have Planning Commission deny this application and appeal the decision to Council. He stated if the Church is willing to change the siting, architecture issues and try to address some of the issues such as drainage, topography, etc., a work session should be scheduled. He stated is significant modifications are a possibility, then the Planning Commission is willing to work with the applicant.

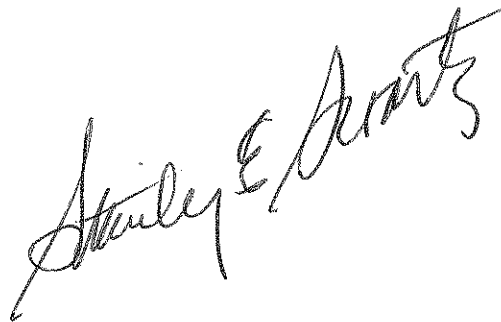
Mr. Tipton stated that the closing on the property is March 22, 1993, and if the Church cannot build on this property, they need to know before that time.

MOTION: Mr. Durham moved to table the Special Approval application submitted by South Dayton Presbyterian Church. Mr. Stone seconded the motion. The motion was approved 3-0-1 with Mr. McMahon abstaining. Mr. Samples did not vote on this motion.

A work session was scheduled for Tuesday, March 16, 1993, to review this project further.

Mr. Pat Wagner, member of the Church, stated that he appreciated the Planning Commission's willingness to work with the Church to come up with a workable plan.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Stanley E. Smith". The signature is written in dark ink and is slanted upwards from left to right. It is located in the lower right quadrant of the page.