

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 13, 1993

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. Stanley Swartz; Mr. Scot Stone; Mr. Peter McMahon; Mr. Bernard Samples.
Absent: Mr. Robert Hosfeld; Mr. James Durham. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Dave Eubank, Attorney; Mr. Greg Horn, City Manager.

MOTION: Mr. Swartz moved to excuse Mr. Durham and Mr. Hosfeld from the meeting as each gave notice to staff. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of June 29, 1993, as written. Mr. Swartz seconded the motion. The motion was approved 3-0-2 with Mr. Foland and Mr. Samples abstaining.

MOTION: Mr. McMahon moved to approve the Planning Commission Work Session minutes of June 29, 1993, as written. Mr. Stone seconded the motion. The motion was approved 3-0-2 with Mr. Foland and Mr. Samples abstaining.

The Planning Commission members were pleased to have Mr. Foland back in attendance after a long absence due to illness.

MOTION: Mr. Samples moved to welcome Mr. Foland and wished him continued good health. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Society Bank, N. A. Trustee - Record Plan

Mr. Schwab reviewed the Record Plan for Society Bank, N. A. Trustee, which provided a separate road to be created and dedicated as right-of-way for a public street to serve the future Wendy's Restaurant on the northwest corner of Clyo Road and Wilmington Pike as well as future development to the north. There is also a piece of land being dedicated along Wilmington Pike for right-of-way purposes.

Staff recommended approval of the Record 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 new public street west of Lot 1 shall be named on the record plan with a City Planning Department approved name.

MOTION: Mr. Samples moved to recommend approval of the Record Plan for Society Bank, N. A. Trustee, to Council 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 new public street west of Lot 1 shall be named on the record plan with a City Planning Department approved name.

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

Three-Mile Jurisdiction

Mr. Horn stated that Council is giving consideration to reinstating three-mile jurisdiction and would possibly like the issue to be put on the next Planning Commission agenda for action by the Planning Commission. He stated that there are a number of benefits to exercising three-mile jurisdiction:

1. Coordination of parks.
2. Coordination of the Thoroughfare Plan.
3. Coordination of community facilities.

Mr. Samples stated that he was astonished that the question of reinstating three-mile jurisdiction has come back before the City. He stated that he serviced on the Planning Commission during the years the City exercised three-mile and it caused nothing but problems, arguments, anguish and emotional turmoil. Every decision was met with dissention and dissatisfaction from both parties--from the City and the Township. He asked what brought this back on the table.

Mr. Horn stated there have been many concerns as to the lack of coordination and parallel access roads and how those things fit in, coordination of the Thoroughfare Plan and, specifically, developments like the Marco Lane area.

Mr. Samples stated that the development of the area around Marco Lane was done when the City did have three-mile jurisdiction and it did not prevent the problems in that area.

Mr. Schwab explained that the offset between Marco Lane and the Elder-Beerman driveway along South Main Street in Centerville and the stormwater drainage problems in that area occurred under Montgomery County Subdivision review. However, the jug-handle intersectioned access road along the west side of South Main Street was planned (taking into account complicated circumstances involving a Washington Township zoning restriction) and implementation begun while the City of Centerville exercised three-mile subdivision review within this area.

Mr. Samples asked if the City Planner was in favor of reinstating three-mile.

Mr. Schwab stated that in his report submitted to the Planning Commission and City Council, he looked at the advantages and disadvantages of the City exercising three-mile subdivision review. In looking at the goals that Council is trying to accomplish, he did not feel that getting into three-mile is going further the accomplishment of those goals, however, this is a policy decision of City Council and the Planning Commission.

The Planning Commission members felt that with the upcoming public hearing on July 23, 1993, for the Lowe's project, the subject of three-mile jurisdiction should be delayed until the following meeting.

There being no further business, the meeting was adjourned.

approved by Hoopfield 7/27/93

