

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 10, 1993

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

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

MOTION: Mr. Swartz moved to excuse Mr. Durham, Mr. Stone and Mr. McMahon from the meeting as each gave notice to staff. Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Samples moved to approve the Planning Commission minutes of July 27, 1993, as written. Mr. Hosfeld seconded the motion. The motion was approved 3-0-1 with Mr. Swartz abstaining.

PUBLIC HEARINGS

St. Francis of Assisi Church - Sign Variances

Mr. Schwab reviewed the request from St. Francis of Assisi Church, 6245 Wilmington Pike, for sign variances for the existing Church. The zoning on the property is R-1c, Single Family Residential. The specific variances requested are for sign area to be 28 sq. ft. per face or a total of 56 sq. ft. total; a small amount of plastic material to be used on the sign; and, internal illumination to be permitted. This property, being zoned residential, is subject to the standards in the Architectural Preservation District (APD) section of the Zoning Ordinance. The standards in the APD would allow 16 sq. ft. per face/32 sq. ft. total of sign area; no plastic material; and, no internal illumination.

Mr. Schwab stated that the existing sign is located within the right-of-way for the widening of Wilmington Pike. The purpose of this variance request is to relocate this existing sign in order to accommodate the road improvement. If the sign were moved back, it would be located in the trees and those trees would have to be removed to make it visible. The proposal is to relocate the sign outside the right-of-way north of the driveway and a new landscaped area for the sign would be created.

Staff recommended to approve the sign variances based on the following analysis:

1. The existing Church building and lot are much larger than the typical building or lot in this residential zoning district. The Church has substantial frontage along Wilmington Pike. Also, the Church is across the street from major commercially-developed land in Greene County.
2. The building is located north of the Cheltenham neighborhood and the proposed sign variances would have no impact on surrounding residential property.
3. Vehicular access to the Church is from Wilmington Pike, a major street.
4. The proposed variances are necessary to properly identify the Church.

Mr. Foland opened the public hearing. There being no speakers, Mr. Foland closed the public hearing.

MOTION: Mr. Samples moved to approve the sign variances for St. Francis of Assisi Church, 6245 Wilmington Pike, as requested. Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Nestle Creek Two, Section 4 and Section 5 - Record Plans

Mr. Schwab reviewed the Record Plans for Section 4 and Section 5 of Nestle Creek Two located east of Bigger Road and north of Alex-Bell Road (SR 725). The zoning on the property is Single-Family Residential, R-1c. Section 4 has 10.4957 acres and is proposing 14 lots. Section 5 has 6.5967 acres and is proposing 8 lots. Landscaping, mounding and buffering will be placed in the area along Alex-Bell Road.

Staff recommended approval of Section 4 with 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 public 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 developer shall place monies in escrow with the City, in an amount necessary to construct a full width improvement to the portion of Alex-Bell Road adjacent to this section of Nestle Creek Two, including the cost of an additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of the construction of a temporary sidewalk along this section of Alex-Bell Road. This escrow amount shall be subject to approval by the City Engineer.

Mr. Schwab stated that a stub street to the west of Section 5 would allow for eventual development to be tied into development to the west (the Ackley farm) if that were ever to occur.

Staff recommended approval of Section 5 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 public 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.

MOTION: Mr. Swartz moved to recommend approval of the Record Plan for Nestle Creek Two, Section 4, to Council with 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 public 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 developer shall place monies in escrow with the City, in an amount necessary to construct a full width improvement to the portion of Alex-Bell Road adjacent to this section of Nestle Creek Two, including the cost of an additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of the construction of a temporary sidewalk along this section of Alex-Bell Road. This escrow amount shall be subject to approval by the City Engineer.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Samples moved to recommend approval of the Record Plan for Nestle Creek Two, Section 5, to Council with 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 public 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.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

Scott A. Stutz
11/9/93