

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 14, 1992

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

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

MOTION: Mr. Stone moved to excuse Mr. Hosfeld from the meeting as he is out of town. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of November 12, 1991:

MOTION: Mr. Swartz moved to approve the Planning Commission minutes of November 12, 1991, as written. Mr. Stone seconded the motion. The motion was approved 5-0-1 with Mr. Samples abstaining.

NEW BUSINESS

Centerville Woods - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Centerville Woods located south of Spring Valley Road, west of Centerville Place Shopping Center and north of Joy Elizabeth Drive. The zoning on the 7.638 acre parcel is R-1d, Single-Family Residential. The request is to construct a Residential Cluster Development containing 20 lots. Road improvements will be required to Joy Elizabeth Drive. A fee-in-lieu of parkland dedication will also be required as a part of this approval for development.

The plan proposes Heather Drive to be extended and a cul-de-sac created on the north side and a cul-de-sac also created extended off of Joy Elizabeth Drive so that the bulbs of the cul-de-sacs abut each other.

Staff recommended approval of the application subject to the following conditions:

1. The developer shall improve Joy Elizabeth Drive to standards in the Subdivision Regulations including the installation of curbing, storm sewers, and sidewalk. A final plan shall be approved by the City Engineer.
2. A street name for the new cul-de-sac street shall be approved by the Planning Department.

3. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. In lieu of completion of the required improvements prior to 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.
5. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of the City Parkland Dedication Ordinance.

Mr. Scott Vagedes. Tri-City Engineering Company, stated he and Mr. Peter Zieroff, Developer, were present to simply answer any questions the Planning Commission might have concerning the proposed plan.

Mr. McMahon asked why the street was not designed as a through street.

Mr. Vagedes stated that if the street would have been put straight through, it would have restricted the number of lots. Further, it is more desirable to have cul-de-sac lots and in turn maintain the safety and integrity of the existing neighborhood.

Mr. Eugene Emmons, 9232 Mary Haynes Drive, asked what type of homes are proposed for this development.

Mr. Zieroff stated that the style will be basically 2-story homes with basements, and approximately 1,700 to 1,800 square feet of living space. Homes in this area will sell for \$125,000 to \$150,000 which is to include the lot price of \$29,000 to \$30,000.

Mr. Emmons asked about the vacant property located to the east.

Mr. Schwab stated that the property is owned by Beerman Realty and at the time it is developed, a 100 foot buffer strip must be provided under the requirements of the Zoning Ordinance.

Mr. Samples stated that he had no concern with the cul-de-sac layout since they would not extend from a major roadway.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval for Centerville Woods subject to the following conditions:

1. The developer shall improve Joy Elizabeth Drive to standards in the Subdivision Regulations including the installation of curbing, storm sewers, and sidewalk. A final plan shall be approved by the City Engineer.
2. A street name for the new cul-de-sac street shall be approved by the Planning Department.
3. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. In lieu of completion of the required improvements prior to 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.
5. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of the City Parkland Dedication Ordinance.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Mr. Stone removed himself from the meeting due to a conflict of interest.

Ross Rentals/Centerville Power Equipment - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by Ross Rentals/Centerville Power Equipment located on the northwest corner of Franklin Street and Clys Road. The zoning on the parcel is Light Industrial, I-1. The request is to create a new lot dividing the building and constructing a new parking lot. Exterior improvements to building will include a pitched roof and vertical board siding, with textured paint on the concrete block existing between the siding and the eave of the roof, on the rear portion of the building. The improvements to the front of the building have not been detailed at this time.

A new full-movement curb cut location has been approved by the City Engineer along Clys Road. The plan shows a parking bumper between the two parking lots to regulate cross-circulation between the two.

One of the issues is that because the lot line would run through the building, there is no building setback from that lot line which is required under the Zoning Ordinance. The applicants are aware of this situation and are in the process of preparing a variance application that has not yet been filed with the City that would seek relief of the requirement. It would request that parking and paving setback requirement along that lot line be reduced to zero as well as the building setback reduced to zero.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commisison must approve a zero lot line setback variance to permit this parcel and building to be split.
2. A 10 foot parking and paving setback shall be maintained along all lot lines.
3. The parking lot shall be setback from the east building wall a minimum of 6 feet.
4. A revised parking lot design shall be submitted subject to approval by the Planning Department.
5. The developer shall landscape a minimum of 5 percent of the parking lot area subject to approval by the Planning Department.
6. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.
7. Plans for all exterior lighting shall be approved by the Planning Department.
8. All dumpsters shall be located and screened in accordance to the provisions of the Zoning Ordinance subject to approval by the Planning Department.

Mr. Will Wilson and Mr. Tom Ross, applicants, were present for the review of their application.

Mr. Wilson stated that in order to file for the variance, the lot split had to first occur. He stated further that utilities also cannot be installed in the building until the lot split is complete and two addresses are issued.

Mr. McMahon asked Mr. Farquhar if the Planning Commission was proceeding correctly.

Mr. Farquhar stated that the lot split should be conditioned on the approval of the variance, however, staff's recommendation contained that appropriate language.

Mr. Samples asked where the rental trucks will be parked after the installation of the parking lots.

Mr. Wilson stated that those vehicles will be moved immediately. The reason they were there was to use the land for some purpose. Now that use of the land will be using the building on the property, the rental vehicles will discontinue.

MOTION: Mr. Durham moved to approve the Special Approval application submitted by Ross Rentals/Centerville Power Equipment subject to the following conditions:

1. The Planning Commisison must approve a zero lot line setback variance to permit this parcel and building to be split.
2. A 10 foot parking and paving setback shall be maintained along all lot lines.
3. The parking lot shall be setback from the east building wall a minimum of 6 feet.
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7. Plans for all exterior lighting shall be approved by the Planning Department.
8. All dumpsters shall be located and screened in accordance to the provisions of the Zoning Ordinance subject to approval by the Planning Department.

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

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OTHER BUSINESS

Mr. Samples stated that he wished to file a formal complaint regarding the property located on the southeast corner of Alex-Bell Road and Willowhurst Street. He stated that he was aware that the property owner had been contacted and legal action has been taken. Nevertheless, the property continues to deteriorate and, as a private citizen, he insisted that something be done to correct the problem.

There being no further business, the meeting was adjourned.

*John H. Shaw* 1/28/92