

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 28, 1992

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

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

MOTION: Mr. Foland moved to excuse Mr. Samples from the meeting as he gave notice to the Planning Department. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of February 25, 1992:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of February 25, 1992, as written. Mr. Foland seconded the motion. The motion was approved 4-0-2 with Mr. Swartz and Mr. Stone abstaining.

MOTION: Mr. Durham moved to approve the Planning Commission minutes of March 10, 1992, with the following correction:

Page 2, paragraph 2, first line, the word "Cover" should be changed to "Cove".

Mr. Foland seconded the motion. The motion was approved 4-0-2 with Mr. McMahon and Swartz abstaining.

NEW BUSINESS

Nestle Creek, Section 8 - Record Plan

Mr. Schwab reviewed the Record Plan for Nestle Creek, Section 8, the last section of the Nestle Creek subdivision, located east of Bigger Road and north of Alex-Bell Road (SR 725). This particular section contains 17 residential lots on 11.973 acres which is zoned R-1c, single-family residential.

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.

Mr. Gregg Taylor, representing John G. Black Enterprises, was present to review the project.

MOTION: Mr. Stone moved to recommend approval of the Record Plan for Nestle Creek, Section 8, 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 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. Foland seconded the motion. The motion was approved unanimously 6-0.

#### Nestle Creek Two - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application for Nestle Creek Two to be located east of Bigger Road, north of Alex-Bell Road (SR 725) and to be south of the existing and approved future sections of Nestle Creek subdivision. The request is to approve a residential cluster development for 42.587 acres of land zoned R-1c, single-family residential. The number of lots proposed for the subdivision is 76 lots. The applicant is proposing to dedicate two (2) acres of parkland located in the northeast corner of the plat, a predominately a wooded area, that would tie into the northern Nestle Creek parkland which will be maintained and owned by the Park District. The only new access to the development will be along Alex-Bell Road where Marwyck Drive will extend. Road improvements will be required to Alex-Bell Road as a part of this development. Mr. Schwab stated that a stub street will be constructed as a part of the subdivision which will allow a tie in to the west should that area ever be developed as a more intense use than the one (1) house which currently exists. Mounding and buffering along Alex-Bell Road as well as some potential detention pond sites will be the maintenance responsibility of the homeowners' association.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The property owner shall dedicate the full right-of-way for Alex-Bell Road across their property.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alex-Bell Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Alex-Bell Road.
3. The design of the intersection proposed Marwyck Drive and Alex-Bell Road shall be subject to approval by the City Engineer.
4. Sidewalks shall be constructed on both sides of all public streets. However, an alternate walkway plan may be submitted by the developer providing a walkway system that provides walkways that are separate from the street and at least one (1) sidewalk on every public street. Any alternate plan shall be approved by the City Planning Department.
5. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention/detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. The developer shall dedicate the 2.0 acres of parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
7. All street names shall be approved by the City Planning Department.
8. An easement shall be required to the retention basins to allow emergency access by the City.

Mr. Gregg Taylor, representing John G. Black Enterprises, was present to review the project.

Mr. McMahon asked about the sidewalk configuration.

Mr. Taylor stated that a sidewalk network is proposed for internal circulation throughout the subdivision. He stated that this is something they have used for other areas which originally received great criticism; however, now that they are in place, they are very well accepted.

Mr. Durham stated that the intersection of Marwyck Drive and Alex-Bell Road does not line use on the perpendicular.

Mr. Taylor stated that the existing intersection is on a angle and in working with the City Engineer, they have made their best effort at resolving a bad situation.

Mr. Foland stated he objected to the street names Pembroke Court and Ravine View as they are similar to other names in the area.

MOTION: Mr. Foland moved to approve the Special Approval application for Nestle Creek Two subject to the following conditions:

1. The property owner shall dedicate the full right-of-way for Alex-Bell Road across their property.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alex-Bell Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Alex-Bell Road.
3. The design of the intersection proposed Marwyck Drive and Alex-Bell Road shall be subject to approval by the City Engineer.
4. Sidewalks shall be constructed on both sides of all public streets. However, an alternate walkway plan may be submitted by the developer providing a walkway system that provides walkways that are separate from the street and at least one (1) sidewalk on every public street. Any alternate plan shall be approved by the City Planning Department.
5. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention/detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

6. The developer shall dedicate the 2.0 acres of parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
7. All street names shall be approved by the City Planning Department.
8. An easement shall be required to the retention basins to allow emergency access by the City.

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

Lutheran Social Services of the Miami Valley (Bethany Lutheran Village) - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted for Bethany Lutheran Village as a minor change to the previously-approved major use plan requesting approval to construct an office building on the property located west of SR 48 opposite the intersection of Fireside Drive and SR 48. The zoning on the property is R-PD, Residential Planned Development. The construction of the office building will require 17 parking spaces and the applicant is proposing 23 spaces. The exterior of the building is to be of brick construction with a pitched, shingled roof, single-story with the ends and front and back of the building similar in design and appearance.

Staff recommended approval of the Special Approval 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. The existing unnamed drives shall be named subject to approval by the Planning Department.
3. The drive servicing the office building shall be widened to accommodate two (2) way traffic.

Mr. Wayne Ross, representing the applicant, was present for the review of the project. He had no objections to the staff recommendations as outlined by Mr. Schwab.

MOTION: Mr. Foland moved to approve the Special Approval application for Bethany Lutheran Village 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. The existing unnamed drives shall be named subject to approval by the Planning Department.
3. The drive servicing the office building shall be widened to accommodate two (2) way traffic.

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

There being no further business, the meeting was adjourned.

*Approved 4/9/92  
Robert J. Hefell*