

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 8, 1991

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

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

Approval of the minutes of November 13, 1990:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of November 13, 1990, as written. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Schwab stated that a Work Session with Mr. John Koverman, attorney representing Dr. Ronald Goenner, concerning his client's property located at 7244 North Main Street will be scheduled for January 29, 1991. The property owner is requesting a reconsideration of a variance denied by the Planning Commission in February concerning a parking and paving setback along the east property line. He stated that the Zoning Ordinance does not allow an applicant to apply for the same variance within a one (1) year period unless the Planning Commission agrees to allow the resubmission.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of Centerville, Ohio, Enacting Revised Regulations For Non-Conforming Signs, In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Schwab stated that in reviewing the nonconforming signs in the City approximately one (1) year ago, the Planning Commission recommended to Council that the City not become involved with the amortization of signs. The Planning Commission did, however, recommend that a change be adopted to decrease the length of time from two (2) years to six (6) months for which abandoned signs to be required to conform to current standards. The majority of Council agreed with that recommendation and this Ordinance is, therefore, a result of their concurrence.

Mr. Hosfeld opened the public hearing. There being no speakers for or against the subject Ordinance, Mr. Hosfeld closed the public hearing.

Mr. Samples asked what objections some of the members of Council had with the proposal.

Mr. Schwab stated that some concern was given to allowing six (6) months, that perhaps it should be a stricter time frame.

MOTION: Mr. Samples moved to recommend approval of the Ordinance to Council. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

South Metro Industrial Park, Section 1 - Record Plan

Mr. Schwab reviewed the first phase of South Metro Industrial Park located east of Bigger Road, south of I-675 and north of Thomas Paine Parkway. He stated that the overall plan for the industrial park was approved by the City under the Major Use Special Approval process. The zoning on the property is Industrial Planned Development, I-PD, with the exception of a roadway section which is zoned Light Industrial, I-1. This particular section will cover approximately one third (1/3) of the total development acreage, and will consist of 3 lots.

Mr. Schwab stated that probably one of the first site plans which will be reviewed by the City after a record plan is approved will be an expansion of the existing Centerville Storage Inns located on the northeast corner of Bigger Road and Thomas Paine Parkway. Two (2) detention basins will be constructed as a part of the first phase and the remainder of the basins will be constructed as development to the east continues. South Metro Parkway is a 60 ft. right-of-way with a 37 ft. back of curb street width with 5 ft. sidewalks to be constructed along both sides. The street will stub, however, a gravel turnaround area will be made and extended further into the development as construction continues to the east.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The street name South Metro Parkway shall be changed to replace the designation of "Parkway" with another designation.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer in accordance with the approved Major Use Plan.
3. 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.
4. A temporary turnaround shall be constructed at the terminus of South Metro Parkway. The design shall be subject to approval by the Engineering Department. The turnaround shall be removed when South Metro Parkway is extended.

5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for South Metro Industrial Park, Section 1, to Council subject to the following conditions:

1. The street name South Metro Parkway shall be changed to replace the designation of "Parkway" with another designation.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer in accordance with the approved Major Use Plan.
3. 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.
4. A temporary turnaround shall be constructed at the terminus of South Metro Parkway. The design shall be subject to approval by the Engineering Department. The turnaround shall be removed when South Metro Parkway is extended.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

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

APA Conference

Mr. Schwab stated that the APA (American Planning Association) Conference is scheduled for March 23 through March 27, 1991, to be held in New Orleans. Members interested in attending should inform the Planning Department.

There being no further business, the meeting was adjourned.

approved R. H. H. H.

