

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 28, 1991

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. Scot Stone; Mr. Stanley Swartz. Absent: Mr. Bernard Samples; 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 May 14, 1991:

MOTION: Mr. Foland moved to approve the Planning Commission Regular Meeting minutes of May 14, 1991, as written. Mr. Stone seconded the motion. The motion was approved unanimously 4-0-1 with Mr. Hosfeld abstaining.

COMMUNICATIONS

Mr. Schwab informed the members of Planning Commission that the public hearing for the Landmark Preservation Ordinance was set by Council for June 17, 1991.

NEW BUSINESS

Nestle Creek, Sec. 3 - Record Plan

Mr. Schwab reviewed the Record Plan for Nestle Creek, Sec. 3, located along the east side of Bigger Road north of Alex-Bell Road. The zoning on the 5.4 acre parcel of land is R-1c, Single-Family Residential. Sixteen (16) lots are proposed for this section of the project.

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, John G. Black Enterprises, was present for the review of the project.

Mr. Foland stated that the record plan appeared to be in accordance with the preliminary plan.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Nestle Creek, Sec. 3, 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.

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

Cheltenham, Sec 6 and Sec. 7 - Record Plans

Mr. Schwab reviewed the Record Plans for Sec. 6 and Sec. 7 of the Cheltenham subdivision located north of Alex-Bell Road and west of Wilmington Pike. The zoning on the entire acreage is R-1c, Single-Family Residential. Section 6 is located on a total of 21.28 acres and proposes 32 lots. Section 7 is located on a total of 8.80 acres and proposes 15 lots.

Staff recommended approval of the Record Plans 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 and inspection fee in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
3. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements across the entire frontage along Wilmington Pike, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Wilmington Pike. If the City Engineer determines that any improvements should be made to Wilmington Pike at the time of the construction of the plat, then the dollar amount of those improvements will be subtracted from the above amount.

Mr. Frank Wright, Reinke & Associates, was present for the review of the project. He stated that construction should begin in Sec. 6 at the beginning of July, and construction on Sec. 7 should begin soon after that time.

Mr. Foland asked when the entire length of Baldwin would be constructed so that it would connect with the Nestle Creek project.

Mr. Wright stated that the portion of Baldwin Drive in the Cheltenham subdivision would be complete this fall. The section of the roadway in Nestle Creek will probably be complete during next year's building season.

MOTION: Mr. Swartz moved to recommend approval of Cheltenham, Sec. 6 and Sec. 7 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 and inspection fee in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
3. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements across the entire frontage along Wilmington Pike, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Wilmington Pike. If the City Engineer determines that any improvements should be made to Wilmington Pike at the time of the construction of the plat, then the dollar amount of those improvements will be subtracted from the above amount.

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

There being no further business, the meeting was adjourned.

Approved 6/11/91
R. Swartz

