

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 30, 1991

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

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

Approval of the minutes of July 9, 1991:

MOTION: Mr. Foland moved to approve the Planning Commission Regular Meeting minutes of July 9, 1991, as written. Mr. McMahon seconded the motion. The motion was approved 4-0-1 with Mr. Swartz abstaining.

PUBLIC HEARINGS

Stephens, Reece and Lula - Variance of Front Yard Setback Requirement

Mr. Schwab reviewed the Variance application submitted by Reece and Lula Stephens requesting a front yard setback variance for their property located at 40 Maple Avenue. The zoning on the property is R-1d, which under current standards, is a 15,000 sq. ft. lot. In this particular case, the lot is approximately 12,000 sq. ft. The required setback is 30 ft. and the applicants have proposed a setback of 26 ft. 8 in., creating a variance amount of 3 ft. 4 in. The purpose of the request is to allow construction of a 2-car garage to be located on the northwest corner of the house.

Mr. Schwab stated that this property is approximately 20% smaller in area than the minimum lot size this zoning district requires. The subject lot is one of only four of the thirty-one lots in this 1954 plat which are less than 15,000 sq. ft. in area. Additionally, this lot is a corner lot which is normally required to be larger than other lots in a plat to compensate for the fact that they require front yards on each street abutting them. Until 1986, the City Zoning Ordinance and the building setback line recorded on the plat would have considered the frontage of the Stephens lot on East Ridgeway to be a side yard; hence, only a 10 ft. building setback would have been required. The requested variance is a minimum amount that would allow a reasonable addition to the Stephens house.

It was, therefore, the staff recommendation to approve the requested variance.

Mr. Hosfeld opened the public hearing.

Mr. and Mrs. Stephens were present to review their request. They stated that this location as proposed is the only logical place on the lot to construct the garage addition. Mrs. Stephens stated that they wanted to remain in their present home, but need the additional garage space to protect their vehicles.

Mr. Swartz asked if the same driveway location would be used.

Mrs. Stephens stated that the same driveway would be used so an additional curb cut would not be necessary which would be the case if the garage were constructed in another location on the property.

There being no other speakers, Mr. Hosfeld closed the public hearing.

MOTION: Mr. Samples moved to approve the Variance application submitted by Reece and Lula Stephens, property located at 40 Maple Avenue, as requested. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Anthony and Karen Staub - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by Anthony and Karen Staub for their properties located at 121 and 133 North Main Street in the Architectural Preservation District (APD). The proposal as submitted is requesting the following:

1. Remodel and enlarge the two existing houses on the property;
2. Convert the houses to retail and office uses;
3. Construct a Farm Market on the property.

The parking is to be an asphalt area located behind the existing buildings. Mr. Schwab stated that some simple elevations were submitted to show in concept how the buildings will be modified--an addition and second story to be placed on the north end of each of the buildings. More detailed elevations must be submitted, however, in order for the Board of Architectural Review (BAR) to properly review this application. A new common driveway is proposed to be located between the two buildings which will align with Iron Gate Park Drive immediately to the east. The dumpster is to be located at the rear of the property off the main driveway.

The sidewalk pattern shows the walk to be constructed along both sides of the driveway. The Farmers Market locations are shown on both sides of the driveway in front of each of the existing buildings on the site. Pine trees, to be placed 12 ft. on center, are proposed for the screening material to be used in the parking area.

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

1. More detailed building elevations for both the houses and the farm market must be submitted to the City Board of Architectural Review and approved by them before any zoning or building permits are issued.
2. Detailed plans for the screening of the trash enclosure must be approved by the Planning Department.
3. All exterior lighting must be approved by the Planning Department.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction must be approved by the City Engineer.

Mr. Anthony Staub, 130 Lyons Drive, was present to review his application.

Mr. McMahon asked if the buildings were structurally sound.

Mr. Staub stated they were structurally sound.

Mr. Swartz questioned the elevation of the property for access purposes.

Mr. Schwab stated that fill will be added and a retaining wall construction 30 ft. back. A "perched" area will then be created for access from the property which will be basically level with North Main Street. There will be approximately a 10% slope from that point back onto the property, and it will again level off. Those grades have been reviewed in concept by the City Engineer and he has determined if those figures can be maintained, it will be a reasonably safe situation.

Mr. Foland and Mr. Swartz felt that the location of the 4 handicapped parking spaces were in an awkward location and if they could be moved, it would better benefit their use.

Mr. Foland suggested that perhaps "No Parking" signs should be placed along the driveway to alleviate persons from parking there and visiting the farmers market.

Mr. Swartz asked what kind of building will be constructed for the farmers market.

Mr. Staub stated that it will not be a solid building.

Mr. Schwab stated that the BAR will review the building elevations for the farmers market, buildings and also further changes and additions that will be made to the architecture of the existing buildings.

Mr. Samples was concerned that this project would further add to the drainage problems to the residential area directly to the west of the site.

Mr. Schwab stated that the City Engineer's opinion was that the proper retention/detention for the property could be accomplished.

MOTION: Mr. McMahon moved to approve the Planning Commission Special Approval application submitted for 121 and 133 North Main Street subject to the following conditions:

1. More detailed building elevations for both the houses and the farm market must be submitted to the City Board of Architectural Review and approved by them before any zoning or building permits are issued.
2. Detailed plans for the screening of the trash enclosure must be approved by the Planning Department.
3. All exterior lighting must be approved by the Planning Department.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction must be approved by the City Engineer.
5. The placement of the handicapped parking spaces shall be reviewed.

Mr. Foland seconded the motion. The motion was approved 4-1 with Mr. Samples voting no.

Mr. Hosfeld stated that the Planning Commission has a particular concern with the aesthetics of the farmers market to be located at the front of the properties and wanted to express those concerns to Mr. Staub and the BAR.

Nestle Creek, Section 4 - Record Plan

Mr. Schwab reviewed the Record Plan submitted for Nestle Creek, Section 4, located east of Bigger Road and north of Alex-Bell Road. The zoning on the 6.58 acre tract is R-1c, Single-Family Residential. Seventeen (17) lots are proposed for this particular section.

Staff recommended the 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.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Nestle Creek, Section 4, 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. Swartz seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

JH Foland 9/10/91

