

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 10, 1991

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. Bernard Samples; Mr. James Durham (where noted). Absent: Mr. Robert Hosfeld; Mr. Stanley Swartz. Also present: Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of July 30, 1991:

MOTION: Mr. Samples moved to approve the Planning Commission Regular Meeting minutes of July 30, 1991, as written. Mr. McMahon seconded the motion. The motion was approved 3-0-1 with Mr. Stone abstaining.

Mr. Durham arrived at this time.

COMMUNICATIONS

Mr. Feverston stated that a request was forwarded to the Planning Commission by the Judge Engineering Company, representing their client, Mr. Beverly Tipton, requesting an extension of approval for a residential cluster development plan for Park Estates. This plat was reviewed and approved by the Planning on August 29, 1989, for a cluster development plan for 12 lots including a park lot. The approvals for this plan as well as the record plat has since expired. The developer is now proposing some amendments to this plan including the reduction in the number of lots from 12 to 9 and a repositioning of lot lines. The street is to remain in the same alignment. If the Planning Commission approves the extension, the applicant shall submit a record plan for the next meeting detailing the proposed changes.

Mr. McMahon stated that the previous cluster development plan created some lots that were too small or narrow to effectively build on.

Mr. Durham stated that he still had reservations about the previous plan and since there are to be changes, he would prefer the applicant file a new plans for the commission to review.

MOTION: Mr. McMahon moved to deny the request for the extension of the Planning Commission approval for the residential cluster development plan for Park Estates. Mr. Durham seconded the motion. The motion was approved 3-2 with Mr. Stone and Mr. Samples voting no.

NEW BUSINESSNestle Creek, Sec. 5 - Record Plan

Mr. Feverston reviewed the Record Plan for Nestle Creek, Sec. 5, located along the east side of Bigger Road, north of Alex-Bell Road and south of and adjacent to future Clyo Road. The zoning on the 4.9149 acre parcel is R-1c, Single-Family Residential. Twelve (12) lots have been proposed in this particular section of the subdivision.

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

1. Street names shall be subject to approval by the Planning Department and labeled on the Record Plan.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. 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. Samples moved to recommend approval of the Record Plan for Nestle Creek, Sec. 5, to Council subject to the following conditions:

1. Street names shall be subject to approval by the Planning Department and labeled on the Record Plan.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. 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. Stone seconded the motion. The motion was approved unanimously 5-0.

Wendy's Restaurant - Planning Commission Special Approval

Mr. Feverston reviewed the Planning Commission Special Approval application submitted by Wendy's Restaurant to construct a new restaurant at located at 1019 South Main Street in the Centerville Place Shopping Center. The .87 acre parcel is zoned B-PD, Business Planned Development. Fifty (50) parking spaces are required for the restaurant and the applicant has proposed 37 spaces to be located on-site and 13 spaces are to be used in the existing shopping center lot.

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

1. The width of the main driveway entrance to Centerville Place shall be 40 feet measured face-to-face on the curb and the egress lanes shall have a minimum width of 20 feet face to face with a final design to be approved by the City Engineer.
2. Monies shall be placed in escrow, in lieu of construction of a 5 foot wide sidewalk along the South Main Street frontage.
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 Stormwater Drainage Control Ordinance.
4. Plans for all exterior lighting shall be approved by the Planning Department.
5. The screening of the dumpster shall be subject to approval by the Planning Department.
6. Any sign shown on this application shall not be considered approved as a part of this application.

Mr. Tony Garcia, Construction Engineer, Wendy's International, was present.

Mr Durham stated that the Wendy's driveway should be on the "ring" driveway rather than on the main entrance driveway. He asked Mr. Garcia if the restaurant could be turned so the front faced South Main Street.

Mr. Garcia stated that the lot is rectangular in shape with the depth being the narrow dimension. He stated the building and drive-thru areas would not fit by turning the building. He stated that he has worked with the City Engineer, Norbert Hoffman and the City Planner, Alan Schwab in regards to the best location for access to the Wendy's site. The conclusion of those discussions was to locate the driveway where it has been proposed. He stated that they intend to widen and make improvements to the Centerville

Place driveway to help reduce traffic congestion. He also stated that moving their driveway onto the "ring" driveway would create a conflict with the required stacking area for the drive-thru window.

Mr. Durham stated that if the drive were moved to the north end of the "ring" driveway would eliminate the problem of insufficient stacking area.

Mr. Feverston stated that by placing the driveway in that location, two or three cars stopped at that intersection would block the Wendy's driveway. He also stated that at that location, Wendy's customers would be required to make a U-turn around the west bound traffic lane which would create more conflicts than the location proposed by Wendy's.

The Planning Commission concurred that the proposed driveway intersecting the main drive of Centerville Place Shopping Center may create unnecessary congestion on that driveway and at the intersection of South Main Street.

Mr. Stone suggested the Planning Commission table this application for more information on the driveway and review it in a work session.

Mr. Garcia agreed to table the application and to waive the 30 day period for the review process.

MOTION: Mr. Stone moved to table the Special Approval applications submitted by Wendy's for a Work Session. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

Center Point - Record Plan

Mr. Feverston reviewed the Record Plan for Center Point located on a 2.88 acre parcel along the west side of Wilmington Pike north of the Cheltenham subdivision. Two (2) lots are proposed for this Record Plan, Lot 1 being zoned B-2, Neighborhood Business and Lot 2 being zoned O-S, Office Service.

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

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Wilmington Pike 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 Wilmington Pike.

2. Sidewalks shall be constructed on both sides of Center Point Drive.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. 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. Bob Archdeacon, Woolpert Consultants, was present to review the Record Plan for Center Point. He stated that the only question concerning the staff recommendations pertained to the temporary sidewalk along Wilmington Pike. He stated that the sidewalk would not connect to any existing sidewalk and would be pointless to install. He stated that he doesn't believe that Cheltenham was required to install a temporary sidewalk.

Mr. Durham asked if Cheltenham were required to install a temporary sidewalk.

Mr. Feverston stated that he wasn't sure.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Center Point to Council subject to the following conditions:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Wilmington Pike shall be improved by the developer to the extent that provides safe ingress and egress, and stormwater drainage. 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 Wilmington Pike.
2. Sidewalks shall be constructed on both sides of Center Point Drive.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. 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.

5. A temporary sidewalk shall be constructed along Wilmington Pike across the frontage of lot 2 and end at Center Point Drive. If Cheltenham is not required to construct a temporary sidewalk along Wilmington Pike, then this requirement shall be waived.

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

Mr. Durham stated that he read the public hearing notice in the paper for the Variance application submitted for the Nestle Creek subdivision to allow identification signs for the neighborhood. The members of Planning Commission felt that these types of signs should be permitted in single-family projects as they are permitted in multi-family projects.

Mr. Feverston stated that a variance application may be filed by the developer of a condominium project requesting the placement of two permanent ground signs on their property. He asked the chairman if the Planning Commission would consider permanent wall signs for residential

Staff is to draft an amendment to the Zoning Ordinance to permit signage at all major entrances to neighborhoods and to multi-family projects.

Mr. McMahon suggested the City should consider the possibility of regulating compost piles since the County will not be accepting brush and lawn clippings at the incinerator or landfill as of January 1, 1992.

There being no further business, the meeting was adjourned.

*Approved 11/12/91
R. Hoyle*