

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 24, 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. James Durham; Mr. Stanley Swartz. Excused Absent Members: Mr. Bernard Samples. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Norbert Hoffman, City Engineer.

Approval of the minutes of September 10, 1991:

MOTION: Mr. Foland moved to approve the Planning Commission Regular Meeting minutes of September 10, 1991, as written. Mr. Stone seconded the motion. The motion was approved 4-0-2 with Mr. Hosfeld and Mr. Swartz abstaining.

PUBLIC HEARINGS

John G. Black Enterprises, Inc. (Nestle Creek) - Sign Variance

Mr. Schwab reviewed the Variance application submitted by John G. Black Enterprises, Inc., requesting two (2) permanent identification ground signs to be located at the major entrances to the Nestle Creek subdivision. Specifically, the locations of the signs will place one (1) on the southeast corner of Bigger Road and Baldwin Drive, and the other on the southeast corner of future Clyo Road and the public street to the subdivision yet to be named. Each of these signs is to be located in the common area which will be owned by the homeowners association.

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

1. One (1) ground sign shall be located in the common area at the southeast corner of Bigger Road and Baldwin Drive and the other sign located in the common area at the southeast corner of future Clyo Road and the future unnamed street in Section 5 of Nestle Creek.
2. Both signs shall be single-faced signs attached to decorative walls. The final design of the sign, walls, fencing, landscaping, and location shall be subject to approval by the Planning Department.
3. The sign face area of each sign shall not exceed 32 square feet.
4. The sign height shall not exceed 6 feet.
5. Illumination of one or both signs shall be prohibited.

Mr. Hosfeld opened the public.

There being no speakers for or against the request, Mr. Hosfeld closed the public hearing.

The members of Planning Commission agreed that external illumination of the sign should be permitted.

MOTION: Mr. Durham moved to approve the Variance application submitted by John G. Black Enterprises, Inc., for identifications for Nestle Creek, subject to the following conditions:

1. One (1) ground sign shall be located in the common area at the southeast corner of Bigger Road and Baldwin Drive and the other sign located in the common area at the southeast corner of future Clyo Road and the future unnamed street in Section 5 of Nestle Creek.
2. Both signs shall be single-faced signs attached to decorative walls. The final design of the sign, walls, fencing, landscaping, and location shall be subject to approval by the Planning Department.
3. The sign face area of each sign shall not exceed 32 square feet.
4. The sign height shall not exceed 6 feet.
5. External illumination of one or both signs shall be subject to approval by the Planning Department.
6. Internal illumination of one or both signs shall be prohibited.

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

UNFINISHED BUSINESS

Wendy's Restaurant - Planning Commission Special Approval

MOTION: Mr. Durham moved to remove Wendy's Restaurant from the table. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Mr. Schwab explained that before the applicant can obtain a building permit for the site, approval must be given by the Planning Commission for the basic layout of the site including the access points for vehicular access to the property; layout of the parking; trash dumpster locations; relationship between the parking, driveways and the building; and the actual elevations or design of the building, materials, etc.

Mr. Foland was concerned that the parking spaces generated by the restaurant would overflow into the shopping center area.

Mr. Schwab stated that the restaurant is proposing 37 on-site parking spaces and employees would use the parking spaces provided in the overflow parking area.

Mr. Durham stated his preference for brick screening around the dumpster area rather than cedar which has been used on various sites, but does not seem to hold up.

Mr. Tony Garcia, representing Wendy's, indicated brick could be used.

Mr. Durham stated that the masonry facia should be completed around the entire building and the cooler in the back should be faced in brick to be compatible with the design of the building. He further suggested that the southern driveway be moved to the west where the dumpster is proposed and to relocate the dumpster east to where the driveway is currently proposed subject to the approval of the staff.

Mr. schwab stated that site distance could be a problem with the dumpster in that location.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval application submitted by Wendy's, location to be 1019 South Main Street, 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 constructed of brick to match the brick used on the facade of the building to be supplemented with landscaping approved by the Planning Department.
6. Any sign shown on this application shall not be considered approved as a part of this application.
7. The masonry line along the roof line shall be continued along the back of the building. There shall be a matching brick wall around the cooler area at the rear of the building with landscaping to be included in this area of the building.

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

NEW BUSINESS

Park Estates - Planning Commission Special Approval/Record Plan

Mr. Schwab reviewed the Special Approval application submitted for Park Estates located north of Centerville Station Road west of Black Oak East Park. This subdivision was previously approved by the City with 11 lots, however, this revision has reduced that number to 8 lots. The principle changes to this plan are the combination of Lots 2 and 3 with a slight shifting of Lot 1's boundary to the east to allow a more buildable area on that lot.

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

1. The developer shall dedicate the 43 foot wide right-of-way from centerline along the north side of Centerville Station Road across the entire southern portion of the property.
2. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount to the City approved by the City Engineer to be used for the future widening of Centerville Station Road.
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 City Stormwater Drainage Control Ordinance.

4. Lot 9 shall be dedicated to the Centerville/Washington Park District to satisfy the requirements of the City Parkland Dedication Ordinance.
5. A public access to the Park shall be required with the location and details to be determined at the time the record plan is reviewed by the City.

Staff recommended to approve the Record Plan for Park Estates subject to the following conditions:

1. Lot 9 must be designated on the record plan as a park lot. The developer shall execute and deliver to the Centerville/Washington Park District a general warranty deed conveying lot 9 to the Park District prior to the signing by the City of the record plan. The deed shall meet all the requirements of the City Parkland Dedication Ordinance.
2. A 10 foot wide walkway easement shall be provided on the record plan to provide access from Jaime Rose Way to the Park. This easement shall be improved with a 2 foot wide concrete walk of a design approved by the City Engineer. The location of the walkway is to be determined by the City and the Park District.
3. A covenant approved by the City Attorney shall be added to the record plan which prohibits any lot from having direct vehicular access to Centerville Station Road.
4. A covenant approved by the City Attorney shall be added to the record plan which permits emergency maintenance access by the City to the stormwater detention area at the northeast corner of lots 4 and 5.
5. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Centerville Station Road.
6. 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 or the City Stormwater Drainage Control Ordinance.
7. The developer shall enter into a subdivider agreement with the City including a performance bond in an amount approved by the City Engineer to assure construction of the public improvements.

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

Mr. Foland asked if the Park District was in agreement with the lot designated for parkland dedication.

Mr. Schwab indicated the Park District has accepted this proposal as they did with the original submittal.

MOTION: Mr. Stone moved to approve the Planning Commission Special Approval application for Park Estates subject to the following conditions:

1. The developer shall dedicate the 43 foot wide right-of-way from centerline along the north side of Centerville Station Road across the entire southern portion of the property.
2. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount to the City approved by the City Engineer to be used for the future widening of Centerville Station Road.
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 City Stormwater Drainage Control Ordinance.
4. Lot 9 shall be dedicated to the Centerville/Washington Park District to satisfy the requirements of the City Parkland Dedication Ordinance.
5. A public access to the Park shall be required with the location and details to be determined at the time the record plan is reviewed by the City.

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

MOTION: Mr. Stone moved to recommend approval of the Record Plan for Park Estates to Council subject to the following conditions:

1. Lot 9 must be designated on the record plan as a park lot. The developer shall execute and deliver to the Centerville/Washington Park District a general warranty deed conveying lot 9 to the Park District prior to the signing by the City of the record plan. The deed shall meet all the requirements of the City Parkland Dedication Ordinance.

2. A 10 foot wide walkway easement shall be provided on the record plan to provide access from Jaime Rose Way to the Park. This easement shall be improved with a 2 foot wide concrete walk of a design approved by the City Engineer. The location of the walkway is to be determined by the City and the Park District.
3. A covenant approved by the City Attorney shall be added to the record plan which prohibits any lot from having direct vehicular access to Centerville Station Road.
4. A covenant approved by the City Attorney shall be added to the record plan which permits emergency maintenance access by the City to the stormwater detention area at the northeast corner of lots 4 and 5.
5. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Centerville Station Road.
6. 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 City Stormwater Drainage Control Ordinance.
7. The developer shall enter into a subdivider agreement with the City including a performance bond in an amount approved by the City Engineer to assure construction of the public improvements.
8. 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.

Landmark Preservation Ordinance

Mr. Schwab stated the two (2) properties being considered for landmark preservation are located (1) on the southwest corner of Main and Franklin Streets and, (2) on the southwest corner of Clio Road and Deer Run Road.

Mr. Stone removed himself from the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the properties under consideration. He stated that the building at Main and Franklin had recently been repainted to better market the property for sale. The property located at Clys and Deer Run is currently being restored and will be a part of Homearama 1992.

The consensus of the Planning Commission was to recommend approval of these properties to the Board of Architectural Review.

Mr. Stone returned to the meeting at this time.

Bluffs of Normandy - Bond Release

Mr. Schwab reviewed the proposal for the Performance Bond Release for the Bluffs of Normandy located in Washington Township. This project was approved by the City in 1981 when the City still exercised three mile jurisdiction.

Based on inspection approval by Washington Township, the City Engineer has recommended release of the \$131,000 bond.

MOTION: Mr. Durham moved to Release the Performance Bond for the Bluffs of Normandy in the amount of \$131,000. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Sign Ordinance Amendment

The members of Planning Commission directed staff to prepare a memo to be sent to Council recommending permitted ground identification signs to single-family subdivisions which consist of 50 or more lots. The standards should permit externally illuminated signs only with additional standards to be taken from those approved for multi-family situations.

There being no further business, the meeting was adjourned.

Approved 10/25/91

Robert H. Hefel