

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, August 28, 1990

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; Mr. Bernard Samples (where noted). 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 August 14, 1990:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 14, 1990, as written. Mr. Stone seconded the motion. The motion was approved unanimously 4-0-2 with Mr. Durham and Mr. Swartz abstaining.

NEW BUSINESS

Dille Laboratories - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval submitted by Dille Laboratories, 85 Compark Road, requesting approval to place a mobile office (temporary trailer) to the rear of the existing building, and to add additional paved parking spaces at the rear of the property. The zoning on the property is Light Industrial, I-1. The required number of parking spaces is 26 and the applicant is proposing 47 spaces which exceeds the minimum requirement.

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

1. A ten (10) foot paving setback shall be required for the additional parking area.
2. A minimum of five (5) percent of the new parking area shall be landscaped subject to approval by the City Planner.
3. Detailed specifications for all exterior lighting including lamp and fixture type, intensity, and beamspread shall be subject to approval by the City Planner.
4. Stormwater drainage calculations incorporating detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

Mr. Joe Cogliano, Dille Laboratory, stated that they currently have 100 employees and have simply outgrown their facility sooner than expected. The request for a temporary trailer for additional office space is to give them the opportunity over the next 12 to 18 months to determine exactly how much additional floor space should be constructed to satisfy their needs in the future.

Mr. Foland asked if Mr. Cogliano objected to any of the staff recommendations.

Mr. Cogliano stated that he had no objections.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by Dille Laboratory, 85 Compark Road, requesting the placement of a temporary trailer to provide office space and construction of additional paved parking spaces subject to the following conditions:

1. A ten (10) foot paving setback shall be required for the additional parking area.
2. A minimum of five (5) percent of the new parking area shall be landscaped subject to approval by the City Planner.
3. Detailed specifications for all exterior lighting including lamp and fixture type, intensity, and beamspread shall be subject to approval by the City Planner.
4. Stormwater drainage calculations incorporating detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.
5. The temporary trailer shall be used for additional office spaces for a period of two (2) years, to commence August 28, 1990 and to terminate August 28, 1992.

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

#### Cheltenham, Section 5 - Record Plan

Mr. Schwab reviewed the Record Plan for Cheltenham, Section 5, located north of SR 725 (Alex-Bell Road), west of Wilmington Pike. The proposed 18 lots are situated on a 9.7466 acre site which is zoned R-1c, Single-Family Residential. The parkland requirement has been satisfied as a result of parkland previously dedicated with prior sections of the Cheltenham subdivision. Mr. Schwab stated that this section will be the site of Homearama in 1991. Parking for this event will be arranged with Cub Foods and Walmart as possible sites.

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

1. Sixty (60) feet of right-of-way shall be dedicated along Wilmington Pike across the frontage of the development.
2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

3. Erosion control during construction shall be in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. 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.

Mr. Frank Wright, Reinke & Associates representing Republic Development, stated that they had reviewed the recommendations made by staff and had no objection to them.

Mr. Foland asked if the development will be completed as a result of one of the partners backing out of their projects in Ohio.

Mr. Wright stated that Republic Development is not affected by that action and the project will be completed.

MOTION: Mr. McMahon moved to recommend approval to Council of the Record Plan for Cheltenham, Section 5, subject to the following conditions:

1. Sixty (60) feet of right-of-way shall be dedicated along Wilmington Pike across the frontage of the development.
2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
3. Erosion control during construction shall be in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. 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.

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

John G. Black Enterprises, Inc. - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by John G. Black Enterprises, Inc., requesting approval of a residential cluster development. The 64.164 acre site is located east of Bigger Road and south of future Clyo Road, 59.396 acres zoned R-1c, Single-Family Residential, and 4.768 acres zoned R-PD, Residential Planned Development. The particular single-family development proposes 115 lots. Road improvements will be required, in terms of the construction of Clyo Road, as well as parkland

dedication. Access to the project will be provided with a major entrance along Bigger Road which will be located across from the access to the Estates of Willowcreek on the west side. The entrance will be a boulevard design with landscaping and an identification sign included. A second street access will be located along the south side of Clyo Road.

Mr. Schwab stated that the proposed plan maintains a 25 foot front and rear yard setback, however, 5 foot side yard setbacks are being requested. The normal side yard setback in this zoning district is 12 feet. The plan does propose a 20 foot distance between buildings throughout the development. Mr. Schwab noted that the Deer Run Condominium project developed with 12 feet between buildings. This flexibility in setbacks is part of the consideration of approval for this project.

Open spaces are proposed along the major roadways so the appearance is not a solid strip of housing units through the development. A homeowners' association will be necessary to maintain the common areas in the entire project.

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

1. The Property Owner shall petition the City to be assessed for a portion of the cost to construct Clyo Road through their development.
2. The property owner shall dedicate the full right-of-way for Clyo Road across their property.
3. The developer shall coordinate the design of the intersection of the north/south public street and Clyo Road to match the final design of Clyo Road.
4. The design of the intersection of the public street and Bigger Road shall be subject to approval by the City Engineer.
5. The design of all cul-de-sac streets less than 150 feet in length shall be subject to approval by the Planning Department.
6. A deed restriction shall be placed on the 2.5 acres of land zoned R-1c, Single-Family located north of future Clyo Road requiring this land to be maintained as open space and prohibit the development of this land. This restriction shall be subject to the approval of the City Attorney.
7. A fifty (50) foot minimum building setback shall be maintained to the frontage on Bigger Road for lots 3 and 4 and on Clyo Road for lots 99 and 100.

8. Sidewalks shall be constructed on both sides of all public streets. However, an alternate walkway plan may be submitted by the developer providing a walkway system that provides walkways that are separate from the street and at least one (1) sidewalk on every public street. Any alternate plan shall be approved by the City Planning Department.
9. A stormwater drainage plan shall be approved by the City Engineering Department 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.
10. The developer shall dedicate the 5.9 acres of parkland development in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
11. All street names shall be approved by the City Planning Department.

Mr. Gregg Taylor, John G. Black Enterprises, Inc., stated that they agreed with the conditions with the exception of condition #7, regarding the 50 foot building setback along Bigger and Clyo Roads. He stated that they felt 30 feet would be adequate which is what was used in the Deer Run Condominium project. He stated that more intensive mounding and landscaping would be used which would offset the difference in the setback distance.

Mr. Samples arrived at this time.

Mr. Swartz asked if the style of homes would be similar to those in Deer Run.

Mr. Taylor stated that this project would be designed with families in mind rather than the "empty nester" as used in Deer Run.

Mr. Foland asked Mr. Taylor if all lots would be buildable without requiring variances.

Mr. Taylor stated the reason for developing this project as a cluster development is to allow flexibility to avoid any variance situations.

Mr. Foland stated that he preferred sidewalks being constructed on both sides of the streets rather than intertwining sidewalks throughout the development.

Mr. Taylor agreed that it would be easier rather than working with residents that may not agree with sidewalk location in relation to their particular house as was the case in Deer Run.

Mr. Durham stated that condition #6 should be changed to require dedication of the 2.5 acres to the City.

Mr. Durham further stated that the proposed plan is a good one and they have gone to great lengths to save trees and reserve open areas which will not only benefit the residents of the project, but the entire community. He felt under these circumstances, the plan should be approved at the 30 foot building setbacks.

Mr. Swartz asked about the length of the cul-de-sac to the north.

Mr. Schwab stated that even though it is longer than the typical cul-de-sac, with the number of access points to the project, staff had no objection and did not recommend the street through to Clyo Road.

MOTION: Mr. Foland moved to approve the Special Approval application submitted by John G. Black Enterprises, Inc., subject to the following conditions:

1. The Property Owner shall petition the City to be assessed for a portion of the cost to construct Clyo Road through their development.
2. The property owner shall dedicate the full right-of-way for Clyo Road across their property.
3. The developer shall coordinate the design of the intersection of the north/south public street and Clyo Road to match the final design of Clyo Road.
4. The design of the intersection of the public street and Bigger Road shall be subject to approval by the City Engineer.
5. The design of all cul-de-sac streets less than 150 feet in length shall be subject to approval by the Planning Department.
6. The 2.5 acres of land zoned R-1c, Single-Family located north of future Clyo Road shall be dedicated to the City.
7. Sidewalks shall be constructed on both sides of all public streets. However, an alternate walkway plan may be submitted by the developer providing a walkway system that provides walkways that are separate from the street and at least one (1) sidewalk on every public street. Any alternate plan shall be approved by the City Planning Department.
8. A stormwater drainage plan shall be approved by the City Engineering Department 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.

9. The developer shall dedicate the 5.9 acres of parkland development in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
10. All street names shall be approved by the City Planning Department.
11. The rezoning application on file with the City for the Thomas Paine Parkway section of land owned by John G. Black Enterprises, Inc., shall be approved.

Mr. Durham seconded the motion. The motion was approved 6-0-1 with Mr. Samples abstaining.

N/R Laboratories - Planning Commission Special Approval

Mr. McMahon excused himself from the meeting due to a possible conflict of interest.

Mr. Schwab reviewed the Special Approval application submitted by N/R Laboratories, located at 900 East Franklin Street, requesting approval to construct a second story addition to the existing building. The zoning on the property is I-1, Light Industrial. The use of the addition is strictly for warehouse purposes and, therefore, the parking requirement is 20 spaces. The applicant is proposing 21 spaces which exceeds the parking requirement. Mr. Schwab stated that the architecture of the second story will match the existing building and the proposed siding material is wood which satisfies the material requirements.

Staff recommended approval of the Special Approval subject to the following condition:

1. A striping plan for the parking lot shall be approved by the City Planner.

Mr. Jack Meredith, N/R Laboratories, stated that they like the Centerville area and want the opportunity to expand their business here.

MOTION: Mr. Stone moved to approve the Special Approval application for N/R Laboratories, 900 East Franklin Street, subject to the following condition:

1. A striping plan for the parking lot shall be approved by the City Planner.

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

There being no further business, the meeting was adjourned.

*Approved 9/11/90 R. H. Hefel*

