

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 25, 1990

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

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

Approval of the minutes of September 11, 1990:

MOTION: Mr. Stone moved to approve the Planning Commission minutes of September 11, 1990, as written. Mr. Durham seconded the motion. The motion was approved 4-0-1 with Mr. McMahon abstaining.

NEW BUSINESS

C. L. H. Plat - Record Plan

Mr. Schwab reviewed the Record Plan for C. L. H. Plat located on the southeast corner of Thomas Paine Parkway and Bigger Road. The zoning on the site is Light Industrial, I-1. The Record Plan is basically a lot split to divide the 1.970 acre parcel into two (2) separate lots. No thoroughfare improvements will be required as a part of this project.

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

1. A sidewalk shall be constructed in the right-of-way across the entire frontage of Thomas Paine Parkway subject to the approval by the City Engineer.
2. In lieu of completion of the required sidewalk 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. Val Lapsins, VL Associates representing the owner, asked if it would be appropriate to place a condition on the individual lots that when site plan approval is granted, the sidewalk be constructed at that time.

Mr. McMahon asked if there were immediate plans to develop the site.

Mr. Lapsins stated that the corner lot was now considered for sale, however, the lot which abuts the Washington Township Fire Department to the east is not for sale at this time.

Mr. Samples asked if there would be a problem in relaxing the sidewalk requirement at the current time.

Mr. Schwab stated that the City is receiving pressure from the Thomas Paine residents to construct a sidewalk from their site to Bigger Road.

Mr. Durham stated that any type of sidewalk that would be installed at the present time would be destroyed by construction equipment at the time of individual lot development.

Mr. Schwab stated that the City Engineer felt that the sidewalk construction would take place in the near future. If the City puts the sidewalks in, it will be at their cost rather than that of the developer. Any curb and sidewalk that is damaged as a result of construction traffic will have to be restored at the developer's expense.

The members of Planning Commission felt that the sidewalk should not be required until construction of the lots unless the City would choose to install them as a part of the City's sidewalk improvement program.

MOTION: Mr. Samples moved to recommend approval of the Record Plan for C. L. H. Plat located on the southeast corner of Thomas Paine Parkway and Bigger Road to Council. Mr. Durham seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

For the Chairman
A. H. [Signature] 11/13/90