

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 10, 1989**

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Arthur Foland; Mr. Robert Hosfeld. Absent: Mrs. Marian Simmons; Mr. Robert Chappell; Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Mike Haverland, Administrative Assistant.

Approval of the minutes of the December 13, 1988, Meeting:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of December 13, 1988, as written. Mr. Looper seconded the motion. The motion was unanimously approved 4-0.

PUBLIC HEARINGS

Lutheran Social Services of the Miami Valley - Variance and Planning Commission Special Approval

Mr. Schwab presented the request by Lutheran Social Services of the Miami Valley to vary the density and building height requirements of the zoning ordinance for Bethany Lutheran Village which is the subject of the public hearing. He stated that a companion Planning Commission Special Approval request to construct a 4 story, 68 unit, congregate care apartment building will also be addressed by the Planning Commission.

Mr. Schwab stated that the property is 98.859 acres and would be permitted 593 dwelling units on the property. The maximum density is 6 dwelling units per acre. Construction of the congregate care facility would bring the total number of dwelling units to 609 and a density of 6.16 dwelling units per acre.

Mr. Schwab also stated that the proposed building is three stories facing the front with a basement level walkout unit in the rear. The height of the proposed building is 49.5 feet exceeding the maximum height requirement of 45 feet. He stated that the location of the proposed building, the topography, and its proximity to the existing 12 story, high rise building are unique circumstances that would warrant a variance.

Mr. Schwab stated that the Planning Department recommends approval of the variances as requested.

Mr. Schwab reviewed the Planning Commission Special Approval request. He stated that the Planning Department recommends approval subject to the following conditions:

1. The Planning Commission approve a variance to increase the overall density of the development.
2. The location, screening, and pads of all dumpsters shall be subject to approval by the Planning Department.
3. Prior to the issuance by the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
5. Plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

Mr. Tate opened the public hearing.

Mr. Dennis Bruce, Executive Director of Lutheran Social Services, addressed the Planning Commission. He stated that in re-figuring the total number of dwelling units currently on the premises, there are only 530 units. He stated that when the Health Care building was remodeled in 1984 ago and 30 units were eliminated which is probably the source of the error. He also stated that including the right-of-way of State Route 48, Bethany Lutheran Village has a land area of 100.6 acres instead of the 98.859 acres shown on the site plan. The 598 dwelling units requested would still be less than 6 dwelling units per acre.

In light information presented by Mr. Bruce, the Planning Commission concurred that no density variance was necessary to construct the congregate care facility.

Mr. Bruce also stated that he concurs with the recommendations of the Planning Department.

Mr. Tate closed the public hearing.

Mr. Foland asked if this is the last residential units to be constructed on the premises.

Mr. Bruce stated that the area south of this proposed building is the only area left to construct residential units. He stated that townhouse style buildings are currently be considered for this location.

MOTION: Mr. Foland moved to grant a 4.5 foot height variance to permit the congregate care building to be constructed at a height of 49.5 feet and density variance not be granted since no such variance is required. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval request with the following conditions:

1. The Planning Commission approve a variance to increase the overall density of the development.
2. The location, screening, and pads of all dumpsters shall be subject to approval by the Planning Department.
3. Prior to the issuance by the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
5. Plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

#### The Village at Centerville - Major Use Special Approval

Mr. Schwab presented the request by Hills Development Corporation to construct a 120 unit condominium project on the property located on the west side of State Route 48, north of Revere Village Apartments and south of the Concept West Neighborhood. He stated that the Planning Commission recommends action to the City Council. City Council will hold a public hearing and take final action on this application.

Mr. Schwab stated that the property is 19.9 acres and the proposed density for the development is 6 dwelling units per acre. The proposed units would be similar to the units constructed by Hills Development Corporation at the Village at Willow Creek located at Bigger Road and Cloyo Road. The buildings will be two story and have a combination of wood and brick siding with a pitched roof.

Mr. Schwab further stated that the only vehicular access to the development is the main driveway from State Route 48. Two pedestrian paths are shown on the site plan; one accessing Virginia Avenue to the north and the other to Virginia Avenue to the south. The site plan shows a combination of open parking and garage spaces averaging 2.3 spaces per dwelling unit. The site

plan also shows white pines located along the north property line to screen this development from the abutting single family properties.

The Planning Department recommended approval subject to the following conditions:

1. The developer shall dedicate the 60 foot wide right-of-way from centerline along the west side of SR-48 across the entire eastern portion of the property.
2. State Route 48 shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:
  - a. A left-turn lane on State Route 48 into the new private roadway entrance to the development and
  - b. A temporary sidewalk along State Route 48 across the frontage of the development.
3. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.
4. The pedestrian walkways providing a future connection to Virginia Avenue shall be 4 feet wide and constructed of Portland concrete.
5. In the parking areas in the front of each building, raised island walkways shall be provided to assure emergency access to the buildings from the parking area. The design and location of these islands is subject to the approval of the City Engineering Department.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.
8. Prior to the issuance of the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication.

Mr. Tate opened the public hearing.

Mr. Louis Guttman, Hills Development Corporation, Mr. John Koverman, Attorney, Mr. Mike Ricke, Staff Planner, Hills Development Corporation, and Mr. George Reinke, Engineer, was present.

Mr. Koverman stated that the applicant agrees to the conditions as recommended by the Planning Department with the exception of the pedestrian pathways. He stated that after rethinking the concept of those walkways, the applicant is requesting the deletion of those walkways from the plan citing a possible liability problem encouraging trespassing through the development. He also stated that the applicant would not want to construct a sidewalk along State Route 48.

Mr. Harold Campbell, 144 Bristol Drive, addressed the Planning Commission. He stated that the traffic on State Route 48 is bad and this development will only make it worse. He also stated that sidewalks along State Route 48 should be required since there is currently no place for people, particularly school children to walk.

Mr. Mike Livingston, 134 Bristol Drive, addressed the Planning Commission. He stated that the pedestrian pathway leading to North Virginia Avenue should be eliminated. He also stated that there is a lot of bedrock in that property and wondered if there would be any blasting done. He also stated that there are too many condominiums in Centerville now and should not allow any more.

Mr. Lee Althen, 325 Annette Drive, spoke in opposition to the development. He also stated that there are too many condominiums in Centerville and that in a few years, these units will deteriorate and look unsightly. He also indicated that traffic is a problem at that location and would only be worsened by this development. He concluded by stating that the property should remain as green space.

Mrs. Gussie Anderson, Manager, Revere Village Apartments addressed the Planning Commission. She stated she is concerned about the potential of the residents trespassing onto Revere Village property and the additional traffic generated by this development. She also stated that the property line between the two developments be screened.

Mrs. Bridgette Livingston, 134 Bristol Drive, spoke in opposition to this development citing traffic problems as her primary concern. She stated that when Virginia Avenue is cut through, a lot of cut-through traffic will result.

Mr. Dale Schaeffer, 50 Bristol Drive, spoke in opposition to this proposal. He stated that these condominiums are cheap housing and will decrease property values within the neighborhood. He stated that he would like to see more detail on what type of screening will be planted adjacent to the neighborhood and the plantings be maintained. He stated that more area on the north side of the property be devoted to open space. He also stated that there is currently standing water in certain areas of this neighborhood and would not like to see this situation worsened.

Mr. Ricke stated that they intend to use pines planted in a line as screening to the Concept Neighborhood. He stated that the planting height of the pines would be 4 to 5 feet and would be spaced about 10 apart. He also stated that there will be top soil left over as a result of construction. He stated that the leftover top soil could be used to construct a 2 to 3 foot high mound along the north property line to aid in screening.

Mr. Koverman stated that each condominium is a 2 bedroom, 2 bathroom unit and is not designed for the family. The typical persons purchasing these units are either the young married couples just starting out, widowed, divorced, or retired persons. He stated that because of this population make-up there would be very few children within the development and those children would most likely be infants or pre-school age. He further stated that the development as proposed would leave 74 percent of the property as green space not covered by buildings or hard surface area. He concluded by stating that they may be able to offer some aid to those residents that currently have some drainage problems.

Mr. Tate closed the public hearing.

Mr. Don Ziperian, 156 Bristol Drive, spoke. He stated that if the developer resorts to blasting, there is a potential that the blasting would result in cracked foundations, storm sewers as well as other damage. He asked who would be responsible for repairing such damages.

Mr. Koverman stated that the developer does not intend excavate by blasting. He stated that if the developer has no choice but to blast and damages to adjacent properties resulted, the developer be responsible for the repair of those damages. He also stated that with the advancement of technology, the science of blasting has been refined to where it is not noticeable.

Mrs. Mary Althen, 325 Annette Drive spoke. She stated that Centerville is overdeveloped and this land should remain as open space. She stated that there is no place for the wild animals to live and that the children cross this property to get to Stubbs Park.

Mr. Tate stated that this property was formerly zoned Entrance-Corridor which a developer could potentially build industrial, business or multi-family at a density of 12 or more units per acre. He stated that Revere Village is about 12 dwelling units per acre. The property was rezoned to Residential Planned Development which allows a maximum density of 6 dwelling units per aces. The request, as proposed, meets all conditions of the zoning ordinance with nearly three quarters of the property left as open space.

Mr. Looper stated that this development is probably the best development the City could hope for this parcel. He stated that the City has a property maintenance ordinance that requires all property owners to maintain their properties.

Mr. Foland asked about the size of the air conditioned floor area of these units.

Mr. Ricke stated that the air conditioned square foot of each unit is 1,000 square feet and are the same size as the units as in their project in Milford, Ohio.

Mr. Foland stated that he visited the development in Milford and asked about its density.

Mr. Ricke stated that the density of that project was built at 15 dwelling units per acre.

Mr. Hosfeld asked how pedestrian circulation will be dealt with in the development.

Mr. Koverman stated that there are sidewalks interconnected throughout the development but reiterated they would not want to connect the walkway to both Virginia Avenues to the west.

Mr. Hosfeld asked if the developer would maintain the existing trees along the west property line. He also asked if the screening to the north could be placed on the mound and alternate the trees instead of placing them in a line.

Mr. Koverman stated that they would maintain the existing trees along all property lines. He also stated that they would be willing to work with the City to screen the north property line as per the suggestion by Mr. Hosfeld.

MOTION: Mr. Looper moved to recommend approval to the City Council the Major Use Special Approval request for the Village at Centerville with the following conditions:

1. The developer shall dedicate the 60 foot wide right-of-way from centerline along the west side of SR-48 across the entire eastern portion of the property.

2. State Route 48 shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:
  - a. A left-turn lane on State Route 48 into the new private roadway entrance to the development and
  - b. A temporary sidewalk along State Route 48 across the frontage of the development.
3. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.
4. A mound, 2 to 3 foot in height, shall be constructed along the north property line abutting the Concept Neighborhood and the property lines abutting the 4.683 acre tract owned by Jack Fritzsche and that the trees be placed on the mound in an alternating fashion subject to the approval by the Planning Department.
5. The treeline and all vegetation along the south property line abutting Revere Village Apartments shall be preserved.
6. In the parking areas in the front of each building, raised island walkways shall be provided to assure emergency access to the buildings from the parking area. The design and location of these islands is subject to the approval of the City Engineering Department.
7. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
8. 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.
9. Prior to the issuance by the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication.

Mr. Tate stated that this application will be forwarded to City Council. City Council will hold another Public Hearing and make a final decision.

Mr. Foland seconded the Motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

