

**CENTERVILLE PLANNING COMMISSION**  
REGULAR MEETING  
**Tuesday, April 25, 1989**

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Arthur Foland; Mr. Robert Hosfeld; Mr. Stanley Swartz. Absent: Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. Michael Haverland, Administrative Assistant.

Approval of the minutes of March 28, 1989:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of March 28, 1989, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Republic Development Corporation - Sign Variance

Mr. Schwab reviewed the application submitted by the Republic Development Corporation requesting two (2) separate sign variances for the Cheltenham subdivision located north of Alex-Bell Road and west of Wilmington Pike. The first variance is a request to allow a temporary sign along Alex-Bell Road, double-faced 4 feet by 6 feet and 6 feet in height, for a period of one (1) year with one (1) year extensions possible. This temporary sign is currently in place as a result of a 90 day permit issued by the City. The variance requested is for the time of display of this particular sign.

The second variance request is to allow a permanent sign to identify the Cheltenham subdivision in 10 inch high letters placed on the stone wing walls on each side of the street entrances on Alex-Bell Road as well as Wilmington Pike.

Staff felt that the request was a unique situation based on the Sign Ordinance which makes no provision for identification signs to residential areas. The staff recommendation, therefore, was to approve the variances subject to the following condition:

1. The City Planning Commission shall review and determine whether or not to approve additional time extensions beyond the one (1) year time period requested for the temporary sign along Alex-Bell Road.

Mr. Tate opened the public hearing.

There being no speakers, Mr. Tate closed the public hearing.

Mr. Looper asked for clarification as to why the 90 day permit was issued for the temporary sign.

Mr. Schwab stated that a 90 day period for a temporary sign is permitted in undeveloped areas. The land is between the phase of being undeveloped land and single-family residential developed land.

Mr. Swartz asked if a homeowners' association will be created for this subdivision.

Mr. Schwab stated that a homeowners' association will be created for the lots abutting the common areas as well as in the areas abutting the detention areas. The wall signage will be located in the common areas.

Mr. Foland requested that the motion on the variance application be divided.

MOTION: Mr. Swartz moved to approve the variance request submitted by Republic Development Company for the temporary sign to be located in the Cheltenham subdivision along Alex-Bell Road subject to the following condition:

1. The City Planning Commission shall review and determine whether or not to approve additional time extensions beyond the one (1) year time period requested for the temporary sign along Alex-Bell Road.

Mrs. Simmons seconded the motion. The motion was approved 4-2 with Mr. Loper and Mr. Foland voting no.

MOTION: Mr. Swartz moved to approve the variance request by Public Development Company for the permanent signs to be located on the stone walls at the entrances to the Cheltenham subdivision along Alex-Bell Road and Wilmington Pike as submitted. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

Centerville Associates II Limited Partnership - Major Use Special Approval

Mr. Schwab reviewed the Major Use application submitted by Centerville Associates II Limited Partnership for the vacant property located south of Spring Valley Road, west of South Main Street, and north of the existing Centerville Place Shopping Center. The zoning on the 24.735 acre parcel is B-PD, Business Planned Development. This particular application allows the construction of a shopping center, however, the application only pertains to the layout, access points, etc., of the shopping center. Should the development of the entire commercial site take place, it will be expanded north to the existing bowling alley property. This expansion of the Centerville Place Shopping Center would add 84,800 square feet of gross floor area plus 3 outlots along South Main Street. Mr. Schwab stated that the applicant has represented this application as developing only one (1) of the outlots as a drive-in bank as Phase 1 at this particular time.

As a part of the B-PD zoning classification, the Zoning Ordinance requires that an overall plan of the site be approved in order to develop any part of it. Approval of this Major Use application would give the applicant the right to develop a shopping center in conjunction with these plans.

The proposed parking for the basic part of the shopping center is 5.9 spaces per 1,000 square feet of gross floor area which exceeds the 5.5 spaces per 1,000 square feet of gross floor area requirement. The 3 outlots will be required to meet the parking requirements of the Ordinance separately. Road improvements will be required along South Main Street. Mr. Schwab stated that all the residential property that abuts this commercial zoning will be protected by a 100 foot buffer strip which is a requirement of the Zoning Ordinance. There is one (1) area included in the application that is requesting a decrease in this required buffer strip to 50 feet.

The specific plan for the bank proposes a 3-lane curb cut along South Main Street which includes a left-turn lane. The front of the building will face South Main Street and the rear of the building will have the drive-in window bays. The elevations submitted with the application indicated that the building will be constructed of brick with a pitched roof and cupola.

Staff recommended approval of the Major Use application subject to the following conditions:

1. The developer shall dedicate to the City 60 feet of road right-of-way from centerline along the west side of SR 48 across the entire eastern portion of the property.
2. The developer shall add an additional lane of pavement, curb, gutter, storm water drainage, and sidewalk along SR 48 in accordance with plans approved by the City Engineering Department.

In lieu of the above improvement, the City Engineering Department may require a temporary improvement that consists of a left-turn lane along SR 48 at each of the two (2) entrances to the shopping center with the monetary difference between the temporary improvement and the above "permanent" improvement to be placed in escrow with the City to be used for the future widening of SR 48 in front of the development. The temporary improvement plans must be approved by the City Engineering Department.

3. The alignment of the two (2) driveways to SR 48 shall be directly opposite the existing driveways on the east side of SR 48 with the opposing lanes aligned in accordance with plans approved by the City Engineering Department.

4. The driveway to Spring Valley Road shall be widened to three (3) lanes in accordance with plans approved by the City Engineering Department.
5. Pedestrian walkways, approved by the City Planning Department, shall connect Spring Valley Road (along the access private driveway) to the shopping center and shall connect the west end of April Lynne Drive to the shopping center.
6. The 100 foot buffer strip shall not be reduced in width as requested. The buffer strip shall be improved with a minimum 6 foot high earthen mound and landscaping in accordance with detailed plans approved by the City Planning Department.
7. Dumpster location and required screening shall be approved by the City Planning Department.
8. Building elevations of the shopping center shall be approved by the City Planning Commission.
9. All exterior lighting shall be approved by the City Planning Department.
10. 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.
11. The following conditions pertain to the proposed Fifth Third Bank outlot:
  - a. Appropriate cross easements for vehicular access and any stormwater drainage lines that feed across the property approved by the City Attorney shall be required before the lot split is granted;
  - b. The width of the driveway west of the westernmost drive-in window shall be reduced from 30 feet to 20 feet;
  - c. The width of the non-paved setback area along SR 48 shall be increased from 19 feet to 20 feet;
  - d. The sidewalk adjacent to the east and north side of the building shall be increased to 6-1/2 feet; and,
  - e. None of the signs shown shall be approved as part of this application.

Mr. Tate opened the public hearing.

Mr. Tim Logan, Vice-President of Beerman Realty Company, stated that their intention at this point in time is to construct only Fifth Third Bank on one of the outlots as shown on the site plan. He stated that there several questions that need clarification in regard to some of the staff recommendations. He questioned the area of right-of-way dedication along SR 48, asking if it would only by the area to which the bank would have frontage and the entrance drive that would service the bank facility. Mr. Logan felt it would be financially beneficial to require only this amount of right-of-way during this construction phase.

Mr. Schwab stated that the requirement for the full amount of right-of-way should be required since the major use plan essentially approves the entire site, however, the actual dedication could be done during each phase of development.

Mr. Logan did object to the road widening of SR 48 citing it as being unreasonable with simply the development of the bank facility. He agreed that the remainder of the recommendations were not objectionable.

Mr. Schwab stated that this should be a condition of the Major Use application, however, this particular requirement would be done by virtue of the phasing of the project.

Mr. Allen Forsythe, Fifth-Third Bank, stated that they had no objections to the recommendations. He stated that signage for the facility will be submitted at a later date and will conform to the Sign Ordinance requirements.

Mr. Jim Matthews, 9106 April Lynne, stated that their lot would be affected by the variance since their property abuts the Beerman property. He stated that approval of the variance would create a undesirable situation by allowing the noise level from the center to by 50 feet closer to their property. Mr. Matthews submitted a petition to the Planning Commission stating the neighboring residents objected to the variance.

Mr. Tate pointed out that the applicant had agreed that the variance would not be necessary.

Mr. Michael Hayes, 9064 April Lynne, agreed that the buffer area should remain at 100 feet and include mounding and additional landscaping.

There being no other speakers, Mr. Tate closed the public hearing.

The members of Planning Commission agreed that the staff recommendations should remain a part of the approval as conditions, however, each should be labeled as to what phase it should be completed.

MOTION: Mrs. Simmons moved to recommend approval of the Major Use Special Approval application to Council submitted by Centerville Associates II Limited Partnership for Centerville Place subject to the following conditions:

1. The developer shall dedicate to the City 60 feet of road right-of-way from centerline along the west side of SR 48 across the entire eastern portion of the property.
2. The developer shall add an additional lane of pavement, curb, gutter, storm water drainage, and sidewalk along SR 48 in accordance with plans approved by the City Engineering Department.

In lieu of the above improvement, the City Engineering Department may require a temporary improvement that consists of a left-turn lane along SR 48 at each of the two (2) entrances to the shopping center with the monetary difference between the temporary improvement and the above "permanent" improvement to be placed in escrow with the City to be used for the future widening of SR 48 in front of the development. The temporary improvement plans must be approved by the City Engineering Department.

3. The alignment of the two (2) driveways to SR 48 shall be directly opposite the existing driveways on the east side of SR 48 with the opposing lanes aligned in accordance with plans approved by the City Engineering Department.
4. The driveway to Spring Valley Road shall be widened to three (3) lanes in accordance with plans approved by the City Engineering Department.
5. Pedestrian walkways, approved by the City Planning Department, shall connect Spring Valley Road (along the access private driveway) to the shopping center and shall connect the west end of April Lynne Drive to the shopping center.
6. The 100 foot buffer strip shall not be reduced in width as requested. The buffer strip shall be improved with a minimum 6 foot high earthen mound and landscaping in accordance with detailed plans approved by the City Planning Department.
7. Dumpster location and required screening shall be approved by the City Planning Department.
8. Building elevations of the shopping center shall be approved by the City Planning Commission.
9. All exterior lighting shall be approved by the City Planning Department.

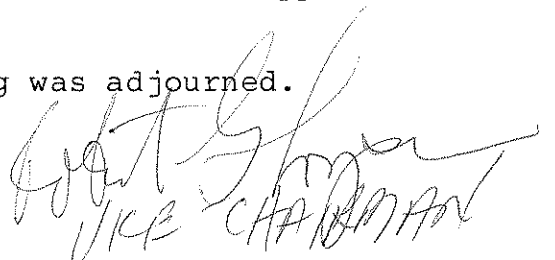
10. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
11. The following conditions pertain to the proposed Fifth Third Bank outlet:
  - a. Appropriate cross easements for vehicular access and any stormwater drainage lines that feed across the property approved by the City Attorney shall be required before the lot split is granted;
  - b. The width of the driveway west of the westernmost drive-in window shall be reduced from 30 feet to 20 feet;
  - c. The width of the non-paved setback area along SR 48 shall be increased from 19 feet to 20 feet;
  - d. The sidewalk adjacent to the east and north side of the building shall be increased to 6-1/2 feet; and,
  - e. None of the signs shown shall be approved as part of this application.

Note to the Motion: The Planning Commission agreed that the motion includes the following previously agreed upon phasing of improvements to the shopping center if Phase One of the shopping center consists only of the development of the proposed Fifth Third Bank outlet:

1. Dedication of the right-of-way along SR 48 in front of the bank, including the entrance driveway to SR 48 adjacent to the bank outlet.
2. No money in escrow would be required for the future improvement of SR 48 at this time, but the temporary left-turn lane on SR 48 would be required to be constructed at the southernmost driveway adjacent to the bank outlet.
3. Widening the driveway approach at Spring Valley Road would not be required at this time.
4. Construction of the pedestrian walkways would not be required at this time.

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

There being no further business, the meeting was adjourned.



Robert G. Johnson  
VICE CHAIRMAN

