

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 9, 1989

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

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

Approval of the minutes of April 25, 1989:

MOTION: Mrs. Swartz moved to approve the Planning Commission minutes of April 25, 1989, as written. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Bauer, Bo - Lot Split

Mr. Schwab reviewed the request by Bo Bauer for a lot split for the property located on Bigger Lane south of Alex-Bell Road. This particular lot is the second lot south of Alex-Bell Road on the east side of the lane. The zoning on the property is R-1a, single-family residential with a minimum lot size of 40,000 square feet.

Mr. Hosfeld arrived at this time.

The requirement is 150 feet of frontage for each lot in this zoning classification. The lot for which the split is being requested is approximately 3 acres and would be split into 2 lots of equal size. The frontage created for each lot would be approximately 200 feet. If the street were a public street or a private street built to City standards, splitting the lot would be a simple matter. Bigger Lane is long, narrow unimproved road and does not have water and sewer lines available to any of the lots in this area. Given the limitations of not having adequate fire hydrants nearby, and a substandard roadway with no covenants or agreements for maintenance of the street, staff recommended that the lot split request be denied.

Mr. Bo Bauer, applicant, stated that when one of these lots does become for sale, the potential buyers in most cases want to split the lots because of their size. He stated that perhaps that should tell the Planning Commission something. He stated that the maintenance of the street should not be the concern of the City, but rather that of the property owners.

Mrs. Bauer was also present and stated that they have lived under these same type of conditions previously, and found that they have been very successful in organizing homeowners associations to recognize the responsibilities of each individual property owner.

She indicated at this particular time, the road is in excellent condition and should not be a factor in approving the lot split. She asked that they be given an opportunity to develop their lots as they have requested and they will work with the other property owners to adopt a maintenance agreement for the road.

Mrs. Simmons stated that access is also available from Mapleton Drive although a temporary fence has been installed by one of the property owners.

Mr. Schwab stated that although access is technically available, the Fire Department would not likely use a easement that has not been improved to standards that would support their equipment.

MOTION: Mr. Swartz moved to deny the lot split request submitted by Bo Bauer for the property located on the east side of Bigger Lane. Mr. Foland seconded the motion. The motion was approved 4-0-1 with Mrs. Simmons abstaining.

PUBLIC HEARINGS

Epiphany Lutheran Church - Variance of Building Height/Planning Commission Special Approval

Mr. Schwab reviewed the Variance and Planning Commission Special Approval applications submitted by Epiphany Lutheran Church located at 6430 Far Hills Avenue. The 6.157 acre parcel is zoned B-PD, Business Planned Development. The purpose of the Variance request is to construct a new sanctuary to the existing church at a height of 67 feet which exceeds the 45 feet height standard requirement in the Zoning Ordinance. The Special Approval application includes the building addition as well as an increase in the parking area of 204 spaces which exceeds the 123 spaces required.

Mr. Schwab stated that in order to maintain the same roof pitch on the proposed addition to the church with the existing building, the height variance is necessary. Staff determined that in the case of a church, the additional height is interpreted as an architectural feature and not intended for human occupancy. This would be within what is intended as an exception to the Zoning Ordinance and staff, therefore, recommended that the Variance be approved.

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

1. Screening shall be installed along the north property line where the new parking lot is located subject to approval by the Planning Department.

2. 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.
3. Plans for all exterior lighting shall be approved by the Planning Department.
4. The location, screening and pads of all dumpsters shall be subject to approval by the Planning Department.

Mr. Looper opened the public hearing.

Rev. Larry Hobsis, Epiphany Lutheran Church, stated that they are pleased with the progress of their congregation which has grown and, again, requires additional seating in the sanctuary. He stated in reviewing the staff recommendations, those are items they would like to include in their project.

Mr. Looper asked if the requested building height represented the minimum variance required to make the addition to the church compatible with the existing building.

Mr. Steve Brown, Brown and Associates, stated the 67 feet height would be the minimum variance to accomplish its compatibility.

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

MOTION: Mr. Foland moved to approve the Variance application submitted by Epiphany Lutheran Church, 6430 Far Hills Avenue, to allow a building height of 67 feet. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Foland moved to approve the Planning Commission Special Approval application submitted by Epiphany Lutheran Church, 6430 Far Hills Avenue, requesting a building addition and an expansion of the parking area subject to the following conditions:

1. Screening shall be installed along the north property line where the new parking lot is located subject to approval by the Planning Department.
2. 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.
3. Plans for all exterior lighting shall be approved by the Planning Department.

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4. The location, screening and pads of all dumpsters shall be subject to approval by the Planning Department.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

Robert Hatfield 1/30/90