

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 27, 1989

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper; Mr. Arthur Foland; Mr. Stanley Swartz; Mr. Robert Hosfeld; Dr. James Durham.
Absent: Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Mr. Farquhar administered the Oath of Office to Dr. James Durham for the position of Planning Commission Member.

Approval of the minutes of May 30, 1989:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of May 30, 1989, with the following correction:

On Page 1, first sentence should read, "Mr. Tate called the meeting to order at 7:30 P.M."

Mr. Swartz seconded the motion. The motion was approved 5-0-1 with Dr. Durham abstaining.

PUBLIC HEARINGS

Bissell, Katherine - Rear Yard Setback Variance

Mr. Schwab reviewed the Variance application submitted by Katherine Bissell for the property located at 8034 Forest Lawn Court which is Lot 6 in the Park Place subdivision. The southeast corner of the ranch style house proposed for the lot would encroach on the minimum rear yard setback requirement; therefore, the specific request is to reduce the minimum rear yard setback from 50 feet to 38 feet.

Staff recommended to approve the Variance based on the following analysis:

1. The existing lot is irregular in shape.
2. The lot is not as deep as the typical lot (123.45 feet compared to 167 feet) or as wide (approximately 114 feet at the narrowest point compared to 120 feet) for this zoning district.
3. The irregular shape and dimensions of the lot restrict the location of a house on the lot.
4. The lot is bounded to the east (rear lot line) by Forest Field Park.

5. The adjacent corner lot, Lot 7, has a setback along the eastern property line of 12 feet.
6. The requested variance is in harmony with the general purpose and intent of the Zoning Ordinance.
7. The requested variance is the minimum variance necessary to construct this house.

Mr. Schwab explained that there was confusion concerning the exact lot lines for this parcel because there were some changes between the preliminary plan and the record plan. The architect for the applicant designed the proposed house based on the preliminary figures and that is the basic reason for the variance request. Further, the building and zoning permits were issued by the Zoning Inspector based on the same misinformation. As the foundation for the house was being staked, the surveyor noticed the discrepancy in the lot layout. The applicant voluntarily stopped work on the house in an effort to solving this problem. In trying to fit the same house which was already designed to the new lot configuration, they found it impossible to do because of the width of the house.

Mr. Tate opened the public hearing.

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

MOTION: Mr. Looper moved to approve the Variance application submitted by Katherine Bissell for the property located at 8034 Forest Lawn Court to allow a 38 foot rear yard building setback. Mr. Foland seconded the motion. The motion was approved 5-1 with Dr. Durham voting no.

NEW BUSINESS

Fairhaven Church - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Fairhaven Church for their facility located at 637 East Whipp Road. The zoning on the 11.676 acre parcel is R-1c, Single-Family Residential. The application proposes an addition to be constructed to the church for educational and fellowship purposes, as well as construction of additional parking and a driveway access to Marshall Road.

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

1. Right-of-way along Marshall Road, 43 feet in width, shall be dedicated for public use measured from the centerline and extend across the entire width of the property.

2. Marshall Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and including a temporary sidewalk along Marshall Road. The design of these improvements shall be subject to the approval by the City Engineer. In-lieu-of constructing the aforementioned improvements, the developer shall dedicate 43 feet of right-of-way along East Whipp Road measured from the centerline across the entire width of the property.
3. The intersection of the proposed driveway with Marshall Road shall be situated directly across from the future residential street in Washington Township subject to the approval by the City Engineer.
4. Screening shall be installed along the east property line where the new parking lot is located matching the existing screening.
5. 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.
6. New exterior lighting shall match the existing lighting and the location shall be approved by the Planning Department.
7. The turning radius of each street shall be designed to allow proper maneuverability of emergency equipment and shall be approved by the Planning Department.

Mr. Tate questioned the need for an additional access from the church property to Marshall Road.

Mr. Schwab stated that the traffic volume from the site onto Whipp Road is very high and the City Engineer recommended that traffic be given another street to access traffic from the site.

Mr. Tate felt that Marshall Road is too narrow to safely access additional traffic from the site.

Dr. John Lucas, Business Administrator for the Church, was present to review the application.

Mr. Swartz suggested that the improvement be made to the church property, however, access be blocked until the Marshall Road project is complete.

Dr. Lucas stated that the church is not sure when that improvement project will be complete.

Mr. Hosfeld suggested that the access be restricted to right in/right out only, or perhaps, restricting its use during peak church service hours only.

Dr. Lucas stated that these are certainly options that can be researched. He stated that they might also consider installing some type of gate to regulate the traffic flow through the property. His concern was the increased cut-through traffic that may occur as a result of the intersection improvement construction.

Dr. Lucas assured the Planning Commission that they will work with the City to make the access as safe as possible.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application submitted by Fairhaven Church, 637 East Whipp Road, for a building addition to the existing church, an additional parking area, and a driveway and new access to Marshall Road, subject to the following conditions:

1. Right-of-way along Marshall Road, 43 feet in width, shall be dedicated for public use measured from the centerline and extend across the entire width of the property.
2. Marshall Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and including a temporary sidewalk along Marshall Road. The design of these improvements shall be subject to the approval by the City Engineer. In-lieu-of constructing the aforementioned improvements, the developer shall dedicate 43 feet of right-of-way along East Whipp Road measured from the centerline across the entire width of the property.
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5. 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.
6. New exterior lighting shall match the existing lighting and the location shall be approved by the Planning Department.
7. The turning radius of each street shall be designed to allow proper maneuverability of emergency equipment and shall be approved by the Planning Department.

8. The access to the new street be submitted with specific design and restrictions to be reviewed by the Planning Commission for approval.

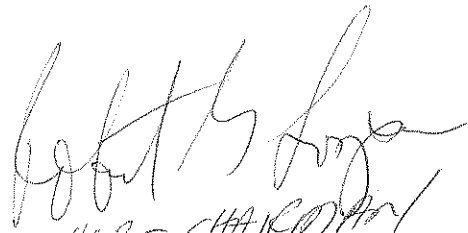
Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

Parkway Center II - Minor Amendment

Mr. Schwab stated that a Minor Amendment had been filed as a result of a change in the building configuration on the site located on the northwest corner of Clyo Road and Centerville Business Parkway. This I-PD zoned site also includes the existing retention pond along the south property line. Due to a variety of factors, the architecture of the building has been changed from the original building which allowed a vehicular driveway between sections, to a building with no separation. The parking configuration will be changed to allow double-bay parking along the north side of the building with access from a single point along Centerville Business Parkway. The second access as originally approved has been deleted from the revised plan, and therefore, traffic circulation will not occur on the south side of the site.

MOTION: Mr. Hosfeld moved to approve the Minor Amendment for Parkway Center II located on the northwest corner of Clyo Road and Centerville Business Parkway as submitted. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.


VICE-CHAIRMAN

