

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Monday, December 11, 1989

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. James Durham; Mr. Arthur Foland; Mr. Scot Stone; Mr. Peter McMahon; Mr. Stanley Swartz. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of November 28, 1989, was deferred to the next meeting.

UNFINISHED BUSINESS

Miller-Valentine Group - Rezoning

Mr. Swartz excused himself from the meeting at this time due to a possible conflict of interest.

MOTION: Mr. Durham moved to remove the Rezoning application submitted by Miller-Valentine Group from the table. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

Mr. Schwab briefly reviewed the amended rezoning application submitted by Miller-Valentine basically changing all the proposed R-PD to R-1c, Single-Family Residential. The increase of single-family zoning is from 32.7 acres to 40.5 acres. These changes were submitted as a result of the Work Session the Planning Commission held with the applicant.

Mr. Bob Archdeacon, Woolpert Consultants representing the applicant, stated that the plan was modified in accordance with what they believe to be the desires of the Planning Commission after the review in Work Session. The developers feel that the plan is a good plan and will work very well.

MOTION: Mr. Foland moved to recommend approval of the amended Rezoning Application submitted by the Miller-Valentine Group to Council. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

BP Oil - Discussion of Rezoning Application

Mr. Swartz and Mr. Stone excused themselves from the meeting at this time due to a possible conflict of interest.

Mr. Archdeacon stated that he would like the Planning Commission to reconsider their recommendation to Council concerning the BP Oil rezoning application which was to deny the request.

Mr. Durham stated that at the time that Planning Commission recommendation for denial was forwarded to Council, only a small portion of the entire area was being considered for rezoning. However, the BP Oil acreage is now affected by the Miller-Valentine application which includes a large portion of the land in the immediate area of the proposed BP Oil land. With this in mind, the members of Planning Commission agreed that they would not object to the BP Oil application since the proposed zonings would now fit together; however, a formal motion to reconsider the application was not appropriate since Council has scheduled the public hearing on the application and the four (4) Planning Commission members did not constitute a quorum to act on a rezoning application. Mr. Durham stated that the minutes will reflect the amended views of the Planning Commission.

NEW BUSINESS

Park Estates - Record Plan

Mr. Schwab reviewed the Record Plan for Park Estates located along the north side of Centerville Station Road approximately across from Forest Field Park. The zoning on 6.852 acre tract is R-1c, Single-Family Residential. This particular development is a proposed Residential Cluster Development. The number of lots proposed is 11, averaging 22,282 sq. ft. per lot which satisfies the requirements of the Zoning Ordinance. Road improvements will be required along Centerville Station Road. Lot #12 is to be dedicated as parkland to satisfy the the parkland requirement.

Staff recommended to approve the Record Plan subject to the following conditions:

1. Lot number twelve (12) must be designated on the record plan as a park lot. The developer shall execute and deliver to the Centerville-Washington Park District a general warranty deed conveying lot number twelve (12) to the Park District prior to the signing by the City of the record plan. The deed shall meet all the requirements of the City Park Land Dedication Ordinance.
2. A ten (10) foot wide walkway easement shall be provided on the record plan to provide access from Jaime Rose Way to the Park. This easement shall be improved with a two (2) foot wide concrete walk of a design approved by the City Engineer. The location of the walkway is to be determined by the City and the Park District.
3. A covenant approved by the City Attorney shall be added to the record plan which prohibits any lot from having direct vehicular access to Centerville Station Road.

4. The twenty-five (25) foot minimum building setback line shall be extended to include all the lot frontages on Centerville Station Road.
5. A covenant approved by the City Attorney shall be added to the record plan which permits emergency maintenance access by the City to the stormwater detention area at the northeast corner of lots number six (6) and seven (7).
6. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Centerville Station Road.
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. The developer shall enter into a Subdivider's Agreement with the City including a performance bond in an amount approved by the City Engineer to assure construction of the public improvements.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

Mr. Brad Judge, Judge Engineering representing the developer, agreed to all the conditions proposed by staff.

Mr. Foland asked if Lot #1 was a buildable lot.

Mr. Schwab stated that it is an odd-shaped lot, but buildable. However, he could not guarantee that someone might propose a house on that lot which would generate a variance application.

Mr. Judge stated that the lot is buildable, however, once the lot is sold they cannot say that the owner will not apply for a variance.

MOTION: Mr. Stone moved to recommend approval of the Record Plan for Park Estates to Council subject to the following conditions:

1. Lot number twelve (12) must be designated on the record plan as a park lot. The developer shall execute and deliver to the Centerville-Washington Park District a general warranty deed conveying lot number twelve (12) to the Park District prior to the signing by the City of the record plan. The deed shall meet all the requirements of the City Park Land Dedication Ordinance.

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8. The developer shall enter into a Subdivider's Agreement with the City including a performance bond in an amount approved by the City Engineer to assure construction of the public improvements.
9. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

Mr. McMahon seconded the motion. The motion was approved 4-0-2 with Mr. Foland and Mr. Durham abstaining.

There being no further business, the meeting was adjourned.

Approved Robert Hoyle 1/30/90