

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 25, 1988**

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

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

UNFINISHED BUSINESS

Thomas Harrigan Chrysler/Plymouth - Reconsideration of Sign Variance

Mr. Dave Hall, representing Thomas Harrigan Chrysler/Plymouth, stated that during the last meeting there was discussion as to the height of the sign in comparison to the height of the building, as well as the other signs in the area. He stated that in discussing this matter of building height with the architect, they determined that the building is 32 feet at its peak level. Therefore, Mr. Hall stated that a letter had been submitted requesting that a sign be approved by the Planning Commission that would not exceed the 32 foot peak of the building. He stated that the applicant wishes to retain his request for the 211 square feet per sign face. The next available sign is 85 square feet per sign face and they are between those two points in their request at this point in time. Mr. Hall stated that the sign company is waiting to receive the renderings of the new signs from the Chrysler/Plymouth provider.

Mr. Tate indicated he would like to see some renderings of the new signs before any consideration is taken.

Mr. Schwab pointed out that the requested 211 square feet per sign face still exceeds the permitted 32 square feet per sign face by approximately 7 times. The signs that are held out as examples of what was approved previously were permitted 15 years ago when the size for permitted sign size was 150 square feet per face. There are signs along Loop Road which do conform to the current Sign Ordinance, for example, Bob Ross Mercedes-Benz which totally conforms to sign setback size and height.

Mr. Hall indicated that additional information will be submitted to the Planning Commission for their review at the next meeting.

NEW BUSINESSCenterville Business Park, Section 2 - Record Plan

Mr. Schwab reviewed the Record Plan submitted for Centerville Business Park, Section 2, located north of Clyo Road, west of Bigger Road and south of I-675. The zoning on the 31.269 acre parcel is I-PD, Industrial Planned Development. A overall major use plan was approved a few years ago that shows Centerville Business Parkway looping around to be parallel with I-675 and then turning south for a full movement access at Clyo Road across from the Tifton Greens entrance. This Record Plan will complete the platting of the Centerville Business Park site by creating lots 3 and 4 both north and south of the newly platted street. This will result in the dedication of Centerville Business Parkway out to Clyo Road.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The loop street shall be named Centerville Business Parkway and so labeled on the Record Plan.
2. Sidewalks shall be constructed on both sides of Centerville Business Parkway along the edge of the right-of-way line.
3. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
4. A stormwater drainage plan shall be approved by the City Engineer for the northeast corner of the plat that shows 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.
5. An easement shall be required to the retention basin to allow emergency access by the City.
6. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.
7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

Mr. Richard Moody, representing the project, was present for the review of the project and indicated he had no objection to the staff recommendations.

MOTION: Mr. Hosfeld moved to recommend approval of the Record Plan for Centerville Business Park, Section 2, to Council subject to the following conditions:

1. The loop street shall be named Centerville Business Parkway and so labeled on the Record Plan.
2. Sidewalks shall be constructed on both sides of Centerville Business Parkway along the edge of the right-of-way line.
3. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
4. A stormwater drainage plan shall be approved by the City Engineer for the northeast corner of the plat that shows 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.
5. An easement shall be required to the retention basin to allow emergency access by the City.
6. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.
7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

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

Lutheran Social Services of the Miami Valley (Bethany Lutheran Village) - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval submitted by Lutheran Social Services of the Miami Valley for Bethany Lutheran Village located west of SR 48 at Fireside Drive. The zoning on the property is R-PD, Residential Planned Development. The request is to construct a two-story building addition for 40 assisted living apartment, and to construct a four-story building containing 64 congregate care apartments. With the addition of 104 additional units to the Bethany Lutheran site, the maximum density would be exceeded by 4 units and, therefore, require a variance. A variance would also be required for the proposed building height of the four-story building.

Mr. Schwab stated that the applicant is now aware of the variances needed to proceed with the entire project and, therefore, wishes to request approval on the two-story building addition at this time in order to begin construction this year. The applicant will, at a later date, file separate applications for the appropriate variances and special approvals for the four-story building containing the 64 congregate care apartments.

Staff recommended that the request to construct the four-story, 64 unit congregate care building be denied. Approval was recommended to construct the two-story 40 dwelling unit addition to the assisted living building subject to the following condition:

1. Prior to the issuance of any building permit by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Mr. John Judge and Mr. Larry Stockton, representing the applicant, were in attendance to discuss the project.

Mr. Tate asked what type of work was being done at the entrance to the project, noting the amount of dirt being moved on the site.

Mr. Judge stated that it was basically a beautification project made necessary due to the amount of dirt removed for the lake that was excavated on the site.

MOTION: Mr. Looper moved to take the following action on the Planning Commission Special Approval application submitted by Lutheran Social Services of the Miami Valley (Bethany Lutheran Village) as follows:

Approve the construction of a two-story, 40 dwelling unit, addition to the assisted living building subject to the following condition:

1. Prior to the issuance of any building permit by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Deny the request to construct the four-story, 64 unit congregate car building.

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

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Mr. Schwab stated that a copy of the draft Zoning Ordinance amendment had been placed in each Planning Commissioner's information packet for review prior to the public hearing scheduled for November 8, 1988.

Planning Commission expressed their dissatisfaction with Council's decision to overturn Planning Commission's denial of the variance application for Tifton Greens regarding fence heights.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Chun" followed by a flourish.

