

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, March 8, 1988**

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 Chappell. Absent: Mr. Elmer C. Tate, Jr.; Mr. Robert Hosfeld. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert Berner, Legal Counsel.

Approval of the minutes of the February 23, 1988, Meeting:

MOTION: Mr. Chappell moved to approve the Planning Commission minutes of February 23, 1988, as written. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Willard Nearing/Centerville Mill - Lot Split

Mr. Schwab reviewed a request for a lot split submitted by Attorney J. V. Stone, representing property owners Willard Nearing and Centerville Mill. Mr. Schwab stated that the request is an exchange of parcels between the two property owners whose properties abut each other. Mr. Nearing is proposing to purchase a parcel of land owned by Centerville Mill which is a portion of the former railroad right-of-way. Centerville Mill, in turn, is proposing to purchase a piece of Mr. Nearing's property.

Mr. Schwab stated that should the Planning Commission determine to approve this lot split, it should be approved with a condition to legally tie each property owners parcels together so that the parcels proposed to be split cannot be sold separately.

MOTION: Mrs. Simmons moved to approve the lot split as requested by J. V. Stone, Attorney, for Willard Nearing and Centerville Mill, subject to the condition that each property owners parcels be tied together in a manner acceptable to the City Attorney. Mr. Chappell seconded the motion. The motion was approved unanimously 5-0.

Mr. Schwab stated that the City had received a letter from Woolpert Consultants requesting that their project, Chardonnay Valley, remain on the table.

PUBLIC HEARINGSCarroll, Richard and Debbie - Variance of Rear Yard Setback Requirement

Mr. Schwab reviewed the request submitted by Richard and Debbie Carroll for a variance of the rear yard requirement for their property located at 6414 Hidden Hills Drive. The zoning on the parcel is R-1c which requires a 20 foot rear yard setback. The applicants are requesting a 10 foot rear yard setback in order to allow the construction of a room addition to the existing house. Mr. Schwab explained that the Hidden Hills subdivision developed as a residential planned development and, therefore, the rear yards in the immediate area range between 15 and 20 feet. In this particular development, there are individual lots, as well as common ground owned by the homeowners' association. The lot in question abuts the tennis court area which is served by a common walkway to allow access to and from the courts.

Staff recommended that the variance be approved based on the following analysis:

1. The existing lot is smaller than the typical lot in this zoning district and is irregular in shape.
2. The lot size and configuration precludes the expansion of the existing residence in the rear yard.
3. The lot is bounded to the rear by the common area for the Hidden Hills Residents and is used for tennis and other recreational uses.
4. The requested variance is in harmony with the general purpose and intent of the Zoning Ordinance.

Mr. Looper opened the public hearing.

Mrs. Debbie Carroll, applicant, stated that this proposal had been submitted to the homeowners' association for their consideration and was approved as it is currently being reviewed by the Planning Commission.

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

Mr. Foland asked if the addition would in any way encroach on the common property.

Mr. Schwab stated that the construction would be located entirely on the applicant's property.

MOTION: Mr. Foland moved to approve the variance request to allow a 10 foot rear yard setback for the property located at 6414 Hidden Hills Drive as requested by Richard and Debbie Carroll. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

#### NEW BUSINESS

##### Stan Smith Builders - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Stan Smith Builders requesting approval to construct an 8,861 square foot office condominium to be located in Centerville Business Park. The zoning on the property is I-PD, Industrial Planned Development. This particular lot is situated on the northwest corner of Centerville Business Parkway and Clys Road and includes the retention pond which was approved as a part of the Major Use Special Approval application. Thirty (30) parking spaces are required based on the square footage of the building and the applicant has proposed 41 parking spaces. The construction materials proposed are a combination of brick, stone and cedar trim.

Mr. Schwab stated that the City Engineer did review this application and had some concerns with the slope of the retention pond where it meets the parking area. He indicated that concrete curbing should be provided to restrict vehicles from rolling into the pond area.

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

1. All improvements within the buffer strip through this parcel shall be constructed as a part of this development.
2. The parking lot shall not encroach within the fifty (50) foot wide buffer strip.
3. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
4. Screening for the dumpster shall be a minimum of six (6) feet in height.
5. The dumpster pad shall be constructed of concrete and shall be of a dimension that allows the front wheels of the disposal truck to rest while emptying the dumpster.
6. All walks leading to the building shall have a minimum width of four (4) feet.

7. Concrete curbing must be provided along the parking area abutting the retention pond area, and the grading in that same area shall be approved by the City Engineer.

Mr. Stan Smith, applicant, stated he had no objection to any of the conditions proposed by staff. He stated that even though a fire hydrant was shown on the submitted plan, if it were not necessary he did not want to install it.

Mr. Schwab indicated that the issue of fire hydrants would not be a decision of the Planning Commission, and it would have to be reviewed by the Fire Department.

Mr. Smith stated that the building materials proposed for the north elevation still had to be approved by the developer, but he did not anticipate any objections to the proposal.

MOTION: Mr. Swartz moved to approve the Planning Commission Special Approval application submitted by Stan Smith Builders subject to the following conditions:

1. All improvements within the buffer strip through this parcel shall be constructed as a part of this development.
2. The parking lot shall not encroach within the fifty (50) foot wide buffer strip.
3. A detailed lighting plan for all exterior lighting shall be subject to approval by the Planning Department.
4. Screening for the dumpster shall be a minimum of six (6) feet in height.
5. The dumpster pad shall be constructed of concrete and shall be of a dimension that allows the front wheels of the disposal truck to rest while emptying the dumpster.
6. All walks leading to the building shall have a minimum width of four (4) feet.
7. Concrete curbing must be provided along the parking area abutting the retention pond area, and the grading in that same area shall be reviewed and approved by the City Engineer.
8. Should the applicant wish to modify the architectural elevations, any modification must be submitted and approved by the Planning Department.

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

There being no further business, the meeting was adjourned.

