

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 12, 1988

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

Attendance: Mr. Elmer C. Tate, Jr., Chairman; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Stanley Swartz; Mr. Robert Hosfeld; Mr. Arthur Foland. Absent: Mr. Robert Chappell. 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 the March 29, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of March 29, 1988, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Foland abstaining.

UNFINISHED BUSINESS

Chardonay Valley, Section 1 - Record Plan

Mr. Schwab reviewed the revised record plan for Chardonay Valley, Section 1 located east of Loop Road, north of Alex-Bell Road (SR 725) and south of I-675. The zoning on the 8.579 acre parcel is Residential Planned Development, R-PD. A fee-in-lieu of parkland dedication will be required as a part of this development. This revised record plan includes the construction of the retention pond and lake. Alex-Bell Road will be widened to 3 lanes to provide a left-turn lane into the project with the appropriate tapers to the east and west.

The zoning approval given to this project by Council was subject to no wall or fence be constructed along Alex-Bell Road other than what might be approved in the future by the Planning Commission.

Staff recommended to approve the record plan subject to the following conditions:

1. In lieu of completion of the extension of Overview Drive, prior to 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.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alex-Bell Road shall be widened by the developer to include a left-turn lane into the development. The monetary difference between the full width improvement and the left-turn lane improvement shall be placed in escrow to be used for the future widening of Alex-Bell Road. The design of the left-turn lane improvement shall be subject to approval by the Engineering Department.

3. A private street access agreement shall be recorded, with the approval by the City, to provide access to the remaining portions of Chardonnay Valley.
4. A temporary sidewalk shall be constructed on the north side of Alex-Bell Road across the frontage of the development.
5. The proposed wall along Alex-Bell Road shall be subject to the approval by the Planning Commission.
6. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
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 Stormwater Drainage Control Ordinance.
8. The Homeowners Association for Chardonnay Valley shall maintain the retention basin shown in this plan. An easement shall be required to the retention basin to allow emergency access by the City.
9. Prior to the issuance of any zoning or building permit by the City, a fee-in-lieu of parkland dedication shall be paid by the developer, in accordance with the City Ordinance 15-86, the City Parkland Dedication Ordinance.
10. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.

Mr. Bob Archdeacon, Woolpert Consultants representing the developer, stated that the original plan was tabled based on the concern of subdividing the 3 to 4 unit lots to satisfy the mortgage criteria. Since that time, several meetings have taken place between the developer and the banking institution to resolve the issue. As a result, the project will be platted as one (1) entire lot. Mr. Archdeacon stated that the brick wall proposed along Alex-Bell Road will serve more as protection to the lots that abut it, as well as provide landscaping along its steep grade to Alex-Bell Road. The wall will be created on the open space area which will be maintained by the homeowners' association, and will extend approximately one half the length of the project's frontage. The remaining frontage will be completed with mounding and additional landscaping.

Mr. Archdeacon indicated that severe problems still exist with the drainage situation, however, he requested that this issue be resolved with City staff.

Mr. Tate stated that the color of the wall treatment as presented was not acceptable. The members of Planning Commission agreed that the wall should be constructed of field stone or earthtone brick.

MOTION: Mr. Looper moved to recommend approval of the revised record plan for Chardonnay Valley, Section 1, to Council subject to the following conditions:

1. In lieu of completion of the extension of Overview Drive, prior to 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.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alex-Bell Road shall be widened by the developer to include a left-turn lane into the development. The monetary difference between the full width improvement and the left-turn lane improvement shall be placed in escrow to be used for the future widening of Alex-Bell Road. The design of the left-turn lane improvement shall be subject to approval by the Engineering Department.
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4. A temporary sidewalk shall be constructed on the north side of Alex-Bell Road across the frontage of the development.
5. The proposed wall along Alex-Bell Road shall be constructed of field stone or earthtone brick.
6. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
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8. The Homeowners Association for Chardonnay Valley shall maintain the retention basin shown in this plan. An easement shall be required to the retention basin to allow emergency access by the City.
9. Prior to the issuance of any zoning or building permit by the City, a fee-in-lieu of parkland dedication shall be paid by the developer, in accordance with the City Ordinance 15-86, the City Parkland Dedication Ordinance.

10. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.

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

There being no further business, the meeting was adjourned.

Elmer Tate