

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 28, 1988**

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

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

Approval of the minutes of the May 31, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of May 10, 1988, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Schwab stated that the Public Hearing scheduled for a variance application, and the Planning Commission Special Approval application submitted by the RPD Corporation had been withdrawn by the applicant. A Preliminary Plan has been submitted for the same project that meets the minimum requirements; therefore, it will be reviewed at this meeting without a formal Public Hearing being required.

UNFINISHED BUSINESS

Robert L. Seeley, "Tr." - Major Use Special Approval

This application is to remain on the table.

NEW BUSINESS

Linclay Corporation - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by the Linclay Corporation requesting approval to construct a 17,134 square foot retail building on the front outlot of Cross Pointe Centre, 101 East Alex-Bell Road. The zoning on this parcel is Business Planned Development, B-PD. Seventy-nine (79) parking spaces are required for this next phase of the shopping center. The applicant is proposing 86 parking spaces. Mr. Schwab stated that this phase will include a full-service bank to include 3 drive-in bays with the potential of expanding to a fourth bay. An automobile service store will also be included in this phase with the service area to be located on the north side of the building. The remainder of the building will be occupied with general retail tenants.

A raised curb will be provided to allow access at 3 points to the ring road of the shopping center. All widening improvements to Alex-Bell Road will take place along the north side.

A fifth lane of pavement will be added along Alex-Bell Road to allow full turn vehicular movement at the westernmost curb cut. All improvements will be made along the north side of Alex-Bell Road.

Staff recommended approval of the application subject to the following conditions:

1. The driveway to the rear of the center and in front of the garage bays of the auto center shall have a minimum width of 24 feet.
2. The easternmost curb cut on the "ring" road shall have a minimum width of 24 feet to accommodate two-way traffic.
3. Alex-Bell Road shall be widened to five lanes from its present four lane profile and the westernmost driveway to Cross Pointe Centre shall be opened to full vehicular movement. Final construction drawings for all improvements to Alex-Bell Road shall be subject to approval by the City Engineer.
4. A detailed architectural elevation plan which matches the existing architecture style of the existing shopping center shall be submitted and approved by the Planning Department.

Mr. Bill Tippmann, Linclay Corporation, indicated they had no objections to any of the staff recommendations.

Mr. Looper asked where the dumpsters would be located.

Mr. Tippmann stated dumpsters would be located to the rear of the store spaces.

Mr. Swartz asked what type of lighting would be installed in this phase of the development.

Mr. Tippmann stated that the lighting used would be the same as what currently exists in Cross Pointe Centre.

Mr. Hosfeld asked if the additional lane of pavement had been studied to allow the full vehicular movement as proposed.

Mr. Schwab stated the traffic engineer had reviewed the proposal and found it to be an acceptable arrangement.

Mr. Joseph Harmon, representing the owner of 531 Willowhurst, stated that his main concerns were the additional traffic and parking generated by the auto service facility, as well as the 24 hour automatic teller machine which would not blend with the character of the surrounding neighborhood.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application submitted by the Linclay Corporation subject to the following conditions:

1. The driveway to the rear of the center and in front of the garage bays of the auto center shall have a minimum width of 24 feet.
2. The easternmost curb cut on the "ring" road shall have a minimum width of 24 feet to accommodate two-way traffic.
3. Alex-Bell Road shall be widened to five lanes from its present four lane profile and the westernmost driveway to Cross Pointe Centre shall be opened to full vehicular movement. Final construction drawings for all improvements to Alex-Bell Road shall be subject to approval by the City Engineer.
4. A detailed architectural elevation plan which matches the existing architecture style of the existing shopping center shall be submitted and approved by the Planning Department.
5. A lighting plan, complete with fixture style, shall be submitted to the Planning Department for review and approval.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

Park Place- Preliminary Plan

Mr. Schwab reviewed the Preliminary Plan for Park Place to be located on the south side of Centerville Station Road adjacent to Forest Field Park. The 4.3996 acre lot is zoned R-1c and is requesting the approval of 7 lots. A parkland requirement is required as a part of this project.

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

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Centerville Station Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Centerville Station Road.
2. A sidewalk shall be constructed on both sides of Park Place.

3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. A street name for the cul-de-sac street shall be subject to approval by the Planning Department. The name Park Place is unacceptable.
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. In lieu of completion of the required improvements 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.
7. Prior to the signing of the record plat 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. Schwab stated that normally staff would recommend some type of walkway between this subdivision and the park located to the east. However, because the adjacent park is used primarily for soccer activities and generates heavy volumes of traffic, a walkway is not being recommended in order to avoid parking in the subdivision.

When asked by a resident of Station House Acres, Mr. Richard Pavlak, applicant, stated that the houses within the subdivision would be custom homes developed much like Walnut Hills Estates.

MOTION: Mr. Swartz moved to recommend approval to Council of the Preliminary Plan for Park Place subject to the following conditions:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Centerville Station Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Centerville Station Road.
2. A sidewalk shall be constructed on both sides of Park Place.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

4. A street name for the cul-de-sac street shall be subject to approval by the Planning Department. The name Park Place is unacceptable.
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. In lieu of completion of the required improvements 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.
7. Prior to the signing of the record plat 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. Looper seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

