

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 24, 1987

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Stanley Swartz; Mr. Robert Hosfeld; Mrs. Marian Simmons; Mr. Robert Chappell (where noted); Mr. Arthur Foland (where noted). Also present: Mr. Steve Feverston, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of the November 10, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of November 10, 1987, as written. Mr. Hosfeld seconded the motion. The motion was approved 4-0-1 with Mrs. Simmons abstaining.

UNFINISHED BUSINESS

Centerville Storage Inns - Amendment to a Planning Commission Special Approval

Mr. Harry Misel, representing Centerville Storage Inns, was present to review the request for an amendment to a Planning Commission Special Approval for the facility located at 6400 Bigger Road.

Mr. Chappell and Mr. Foland arrived at this time.

Mr. Misel stated that additional information was obtained regarding the warranty on the doors should they be repainted. The manufacturer has indicated that paint will not adhere to the slick surface on the doors, and should painting be done, the warranty will not be in effect. Although, there is not a specific warranty for defects in the doors, the manufacturer has addressed various issues should a problem occur. He stated that the additional landscaping would enhance the site, whereas painting the doors brown might not make that much difference in appearance.

Mr. Foland stated that providing additional landscaping on the east side of the project is not going to enhance the visibility of it from Bigger Road. He stated the issue, however, is the color of the doors and not additional landscaping. Mr. Foland stated that he was aware the landscaping could not be provided along Bigger Road due to a problem with the State right-of-way, however, placing the landscaping in another area on the site would not address the problem.

Mr. Chappell stated that he felt very frustrated with the number of amendments considered for this particular project from the original plan that was presented not only to the Planning Commission, but to the concerned residents that attended the review during the public hearing process. He stated that there did not appear to be an alternative to the situation, but in future projects the Planning Commission should be very specific in the motion for approval.

Mr. Hosfeld disagreed, stating that the approval was based on the doors being painted brown and that condition should be upheld.

Mr. Foland stated that he could agree to allowing the red doors if the landscaping were installed along the west property line, however, the applicant has indicated that is not a possibility due to the State right-of-way.

Mr. Swartz stated that there has to be some type of application that will allow the doors to be repainted in a satisfactory fashion.

MOTION: Mr. Chappell moved to reverse the requirement of the Amendment to a Planning Commission Special Approval approved August 25, 1987, condition being to repaint the doors brown, to allow the doors on the Centerville Storage Inns located at 6400 Bigger Road to remain the original red color. Mrs. Simmons seconded the motion. The motion was denied 3-4 with Mr. Foland, Mr. Swartz, Mr. Looper and Mr. Hosfeld voting no.

Mr. Tate explained that unless the decision is appealed to City Council, the requirement of repainting the doors brown shall remain in place.

NEW BUSINESS

Cheltenham - Planning Commission Special Approval

Mr. Feverston made a slide presentation of the Planning Commission Special Approval application submitted by Ryan Homes, Inc., for Cheltenham to be located north of SR 725 (Alex-Bell Road) approximately 400 feet east of Pelbrook Farm Drive. The zoning on the 24.28 acre parcel is R-1c which allows the development of the 40 proposed lots in this residential cluster development. A parkland requirement is required as a part of this development. A boulevard style entrance will be created at Alex-Bell Road for this section of the development which will tie into the Cheltenham development directly to the north.

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

1. The intersection of Cotswold Road and State Route 725 shall be relocated to the east to provide separation of at least four hundred (400) feet from the intersection of State Route 725 and Pelbrook Farm Drive.
2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along State Route 725.
3. An additional lane of pavement, curb and gutter and sidewalk shall be added to State Route 725 or monies shall be placed in escrow for such improvements to be used at such time when State Route 725 is improved subject to approval by the City of Centerville.
4. A public street shall stub into the east property line subject to approval by the Planning Department.
5. Sidewalks shall be constructed on both sides of all streets within the development.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. Canterbury Drive and Cotswold Drive shall be renamed subject to approval by the Planning Department.
8. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
9. A fee-in-lieu of parkland dedication shall be required in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Feverston stated that the Park District is requesting that a change be made in the park location in order to allow the creation of one (1) large park to serve the complete development. He explained that even though the area is developing under one corporation, the properties involved are under separate ownership. It is, therefore, concluded that the developers cannot be forced to meet the request of the Park District. In this case, the City has recommended that a fee be paid to the Park District. If it is there desire to purchase land within the overall area, those funds can be used to do so.

Mr. Bob Archdeacon and Mr. Rex Kearns were present to review the project.

Mr. Archdeacon stated that the stub street into the east property line as suggested by staff can be accomplished, and at this point it would appear the most favorable location to place it is on Lot #5. He stated that they would be willing to work with staff to address all of the recommendations. Mr. Archdeacon stated that all the drainage areas and open space throughout the development will be maintained by a homeowners' association which will be created by the developers. He stated that they would prefer the improvements to SR 725 be limited to a blister of pavement on the north side of the roadway and the monies for more extensive improvements be placed in escrow.

Mr. Bob Feldmann, Centerville-Washington Park District, stated that even though the two sections of Cheltenham are under separate ownership, they would prefer that an additional three (3) lots adjacent to the park in the northern section be dedicated because it is essential to the continuation of the park.

Mr. Foland stated that the issue was separate from the review of the application before the Planning Commission, and the City could not require the developers to meet the wishes of the Park District in this case.

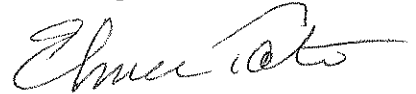
MOTION: Mr. Foland moved to approve the Planning Commission Special Approval application for Cheltenham subject to the following conditions:

1. The intersection of Cotswold Road and State Route 725 shall be relocated to the east to provide separation of at least four hundred (400) feet from the intersection of State Route 725 and Pelbrook Farm Drive.
2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along State Route 725.
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Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a city official, positioned at the end of the meeting minutes.