

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, May 12, 1987**

Mr. Tate called the meeting to order at 7:35 P.M.

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

Approval of the minutes of the April 21, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of March 31, 1987, as written. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Schwab explained that the City Attorney had reviewed the application submitted by Voss Chevrolet, Inc., 100 Loop Road, requesting signage on the sides of a canopy to be located at the main entrance to the auto dealership. It was his opinion that the canopy area should be considered as building frontage and, therefore, did not require a variance procedure. Mr. Schwab stated that the applicant was advised of this legal opinion, was informed to obtain sign permits and the filing fee has been refunded.

Voss Auto Group - Reconsideration of a Sign Variance

Mr. Schwab stated that the variance application submitted by Voss Auto Group, 99 Loop Road, and denied at the last Planning Commission had been appealed to Council. The applicant, however, did submit a revised proposal and was seeking reconsideration of their request at this time. Mr. Schwab stated that the applicant was forced to file an appeal because of the time limitations; however, should this revised proposal be approved by the Planning Commission, the applicant would pursue the appeal.

The original variance application requested signage on all four walls of the building located at 99 Loop Road. The applicant is now proposing that the signage along I-675 (south elevation) be eliminated and the total sign area is proposed to be 247 square feet. The proposed sign area would be within the sign area permitted for the site which is 255 square feet.

MOTION: Mr. Hall moved to reconsider the Sign Variance submitted by Voss Auto Group and denied by the Planning Commission on April 21, 1987. Mrs. Simmons seconded the motion. The motion was approved 6-1 with Mr. Swartz voting no.

Mr. Swartz stated that the revised proposal submitted for reconsideration does not meet the criteria for granting a variance. He stated that he did not see a hardship to the property owner since the signage is permitted to be placed on one (1) wall of the building.

Mr. Hall stated that the hardship to the owner was the fact that he had numerous products to advertise that are available on the site.

Mr. Swartz stated that all information could be placed on the front of the building.

MOTION: Mr. Chappell moved to approve the Sign Variance submitted by Voss Auto Group, 99 Loop Road, subject to the following condition:

1. The total sign area shall be limited to 247 square feet and is to be located on the north, east and west elevations of the building only.

Mrs. Simmons seconded the motion. The motion was approved 5-2 with Mr. Swartz and Mr. Looper voting no.

#### PUBLIC HEARINGS

##### Fairhaven Church - Sign Variance

Mr. Schwab reviewed the Sign Variance application submitted by Fairhaven Church, 637 East Whipp Road, for four (4) variances proposed for the installation of a ground mounted sign. The variances include sign area, sign materials, sign lighting and copy type. The sign area proposed is 32 square feet per face for a total sign area of 64 square feet. Permitted sign area is 16 square feet per face and 32 square feet total. The sign is proposed to be constructed of plastic which is not a permitted material in the R-1c zoning district. Internal illumination is proposed for the sign with the copy type to be changeable copy. The sign location will maintain a 25 foot setback from the right-of-way and 40 feet back from the edge of the existing pavement.

Mr. Schwab explained that because the location of the church is in a residential zoning classification, the standards in the Architectural Preservation District are the requirements to be permitted.

Staff recommended approval of the request based on the following analysis:

1. The existing building and lot are much larger than the typical building or lot in this zoning district.

2. The building is located on the southern edge of the Red Coach Neighborhood.
  3. Vehicular access to the church is on a thoroughfare street (East Whipp Road), 35 mph street.
  4. The proposed variances are necessary to properly identify the church.
- Mr. Tate opened the public hearing.

There being no speakers, Mr. Tate closed the public hearing.

Mr. Looper stated he did not object to the sign other than it being internally illuminated. He stated in an application previously reviewed by the Planning Commission, internal illumination was not acceptable.

MOTION: Mr. Looper moved to approved the Sign Variance submitted by Fairhaven Church, 637 East Whipp Road, subject to the following condition:

1. The sign shall be externally illuminated.

Mr. Swartz seconded the motion. The motion was approved unanimously 7-0.

Chardonay Valley - Major Use Special Approval

Mr. Schwab reviewed the Major Use Special Approval application for Chardonay Valley, a 294 unit residential development located east of Loop Road, north of Alex-Bell Road (SR 725) and south of I-675. The zoning on the 48.8 acre parcel is R-PD, Residential Planning Development. Road improvements will be required to Alex-Bell Road as a result of this development. The proposed total density for the project is 6 dwelling units per acre which meets the requirements of the Zoning Ordinance. Phase 1 will consist of 82 units to be of 1-story and 4-story building design. Phase 2 will continue the same type of design with an additional 84 units. Phase 3 will consist of 128 units to be constructed in two (2) 8-story buildings. The development will include a underground parking areas, pool, clubhouse, a golf course, tennis courts, and a running track around the 6-acre lake which will be constructed on the site.

Staff recommended to approve the application subject to a revised plan being submitted to and approved by the Planning Department incorporating the following conditions:

1. Sixty (60) feet of Right-of-Way shall be dedicated along Alex-Bell Rd.

2. Alex-Bell Rd. shall be improved, subject to approval by the City Engineer, incorporating the following improvements:
  - a. A right turn deceleration lane on Alex-Bell Rd.
  - b. A right turn acceleration lane from the access drive onto Alex-Bell Rd.
  - c. A left turn lane on Alex-Bell Rd.
  - d. A temporary sidewalk along Alex-Bell Rd.
3. All private streets shall be constructed to City Standards excepting roadway width and subject to approval by the City Engineer.
4. All four way intersections within the development shall be eliminated and replaced by three way "T" intersections.
5. The street network in the vicinity of the main entrance from Overview Drive shall be redesigned subject to approval by the City Planner reducing the total number of intersection points onto Overview Drive and to create a more efficient roadway layout in this area.
6. Turning radii throughout the complex shall be a minimum of forty-five (45) feet.
7. The 4 story and 8 story buildings shall be eliminated from the plan and replaced with buildings that are within the 45 foot maximum height requirement.
8. Street names shall be subject to approval by the Washington Twp. Fire Department
9. A sidewalk plan for the entire development shall be submitted and subject to approval by the City Planner.
10. Plans for dedication of parkland or fees-in-lieu of parkland dedication and any credit for private open space shall be submitted subject to approval by the City Planning Commission.
11. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
12. 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 City Stormwater Drainage Control Ordinance.

13. It is understood that more detailed plans will be submitted under the Planning Commission Special Approval Procedure for approval before any zoning permits or building permits may be issued. Plans satisfying the above conditions shall be submitted to and approved by the City Planning Department before an application under the Planning Commission Special Approval will be considered.

Mr. Schwab stated that the major issue of this development plan is the building heights. Staff recommended to deny the variance of building heights based on the following analysis:

1. There is currently one residential building in Centerville that exceeds 3 stories in height. This building, the 10 story building at Bethany Lutheran Village, was approved prior to its incorporation into the City of Centerville under the Washington Twp. Zoning Resolution.
2. The topography of the site does reduce the appearance of the height of the buildings from outside the property. However, in considering the fundamental purpose of the zoning ordinance, which is the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, there are many other issues to be considered.

Buildings higher than 3 stories have not been permitted by our zoning ordinance because of community concerns about providing adequate fire and police protection, an environment for family living that allows convenient access to outdoor gardens, yards and parking, and other general welfare issues relating to the social and mental health of the residents of high rise buildings.

Mr. Tate opened the public hearing.

Mr. Steve Kelley, Woolpert Consultants, stated that some of staff's recommendations had already been incorporated in a revised plan for Chardon Valley. He stated that all of the recommendations were acceptable with the exception of the building heights being limited to 45 feet. He stated that the topography of this particular site lends itself to this type of development. The majority of the trees will remain on this site. Mr. Kelley reviewed a cross-section of the valley area to illustrate the impact of 4-story and 8-story buildings on the site. In comparison to the Steeplechase Apartments to the east, the top of the proposed 4-story buildings will line up with the base of the existing apartment complex buildings; the 8-story buildings will maintain approximately the same roof line as what currently exists in the Steeplechase complex.

Mr. Victor Green, InvestMark Realty, stated that he had been trying to find the proper type of development for this particular site over the past 10 years. In a recent trip to the Cleveland area, he stated that he came across the perfect type of development for Chardon Valley. In a slide presentation, Mr. Green reviewed that existing development stating it was the type of development that should be a part of Centerville. He stated that the dramatic topography was exactly the type of site a project of this quality and beauty needed. The first phase of the project would offer the many amenities planned for the site, as well as getting an idea of what the market would demand in the way of unit design. The price range for the entire project is expected to start at \$100,000 upward to \$400,000 per unit. Mr. Green stated that he strongly encouraged the Planning Commission to approve the concept of buildings in excess of the 45 foot height restriction since it would be crucial to the project's success.

Mrs. Dorothy Harmon, 531 Willowhurst Drive, stated that although the development seemed to be a nice layout, she was particularly concerned about the additional traffic volume to Alex-Bell Road. She asked if the additional lanes of pavement along Alex-Bell Road as recommended by staff would be in place prior to occupancy of any of the units.

Mr. Green stated that all improvements to Alex-Bell Road would be complete prior to occupancy of any of the units in the development.

Mr. Paul Striebel, architect for the project, stated that the need for the 4-story and 8-story buildings was to maintain the density of 6 units per acre as required by the City. He stated the only way to make this project financially feasible is to vary the building heights. He stated that he did not know where the 45 foot building height maximum standard originated, but this site would not be as attractive without varying the building heights to compliment the topography of the site.

Mr. Looper stated that the 45 foot building height restriction was based on existing building heights in the City with the exception of Bethany Lutheran Village. He indicated that the City did not feel an 8-story building would be appropriate on any site within the City, so appropriate restrictions were placed in the Zoning Ordinance. Mr. Looper stated that, as with any issue in the Zoning Ordinance, a variance can be considered.

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

**MOTION:** Mr. Hall moved to recommend approval the Major Use Special Approval application submitted for Chardon Valley subject to the following conditions:

1. Sixty (60) feet of Right-of-Way shall be dedicated along Alex-Bell Rd.
2. Alex-Bell Rd. shall be improved, subject to approval by the City Engineer, incorporating the following improvements:
  - a. A right turn deceleration lane on Alex-Bell Rd.
  - b. A right turn acceleration lane from the access drive onto Alex-Bell Rd.
  - c. A left turn lane on Alex-Bell Rd.
  - d. A temporary sidewalk along Alex-Bell Rd.
3. All private streets shall be constructed to City Standards excepting roadway width and subject to approval by the City Engineer.
4. All four way intersections within the development shall be eliminated and replaced by three way "T" intersections.
5. The street network in the vicinity of the main entrance from Overview Drive shall be redesigned subject to approval by the City Planner reducing the total number of intersection points onto Overview Drive and to create a more efficient roadway layout in this area.
6. Turning radii throughout the complex shall be a minimum of forty-five (45) feet.
7. Specific variance applications shall be submitted and reviewed by the Planning Commission for building heights.
8. Street names shall be subject to approval by the Washington Twp. Fire Department
9. A sidewalk plan for the entire development shall be submitted and subject to approval by the City Planner.
10. Plans for dedication of parkland or fees-in-lieu of parkland dedication and any credit for private open space shall be submitted subject to approval by the City Planning Commission.
11. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
12. 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 City Stormwater Drainage Control Ordinance.

13. It is understood that more detailed plans will be submitted under the Planning Commission Special Approval Procedure for approval before any zoning permits or building permits may be issued. Plans satisfying the above conditions shall be submitted to and approved by the City Planning Department before an application under the Planning Commission Special Approval will be considered.

Mrs. Simmons seconded the motion.

Mr. Chappell questioned the condition regarding the need for variance approval for exceeding the building height restrictions. He stated that if the concept was not approved with building heights, essentially the variances for building heights could be denied after the first phase of the project had already begun.

Mr. Hall stated that he was not in favor in granting a variance for buildings without seeing specific elevations and height information.

Mr. Striebel suggested that the approval could be specific in approving a 4-story and 8-story buildings, but limiting the height to a maximum height of 65 feet and 110 feet, respectively.

FINAL MOTION: Mr. Hall moved to recommend approval the Major Use Special Approval application submitted for Chardonnay Valley subject to the following conditions:

1. Sixty (60) feet of Right-of-Way shall be dedicated along Alex-Bell Rd.
2. Alex-Bell Rd. shall be improved, subject to approval by the City Engineer, incorporating the following improvements:
  - a. A right turn deceleration lane on Alex-Bell Rd.
  - b. A right turn acceleration lane from the access drive onto Alex-Bell Rd.
  - c. A left turn lane on Alex-Bell Rd.
  - d. A temporary sidewalk along Alex-Bell Rd.
3. All private streets shall be constructed to City Standards excepting roadway width and subject to approval by the City Engineer.
4. All four way intersections within the development shall be eliminated and replaced by three way "T" intersections.
5. The street network in the vicinity of the main entrance from Overview Drive shall be redesigned subject to approval by the City Planner reducing the total number of intersection points onto Overview Drive and to create a more efficient roadway layout in this area.



6. Turning radii throughout the complex shall be a minimum of forty-five (45) feet.
7. The four (4) story buildings shall not exceed 65 feet in height and the eight (8) story buildings shall not exceed 110 feet in height.
8. Street names shall be subject to approval by the Washington Twp. Fire Department
9. A sidewalk plan for the entire development shall be submitted and subject to approval by the City Planner.
10. Plans for dedication of parkland or fees-in-lieu of parkland dedication and any credit for private open space shall be submitted subject to approval by the City Planning Commission.
11. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
12. 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 City Stormwater Drainage Control Ordinance.
13. It is understood that more detailed plans will be submitted under the Planning Commission Special Approval Procedure for approval before any zoning permits or building permits may be issued. Plans satisfying the above conditions shall be submitted to and approved by the City Planning Department before an application under the Planning Commission Special Approval will be considered.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

#### NEW BUSINESS

#### Centerville Lock and Safe - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by Centerville Lock and Safe, 37 West Franklin Street in the Architectural Preservation District, requesting approval to construct a major addition to their south elevation of the existing building. The parking spaces required for this entire site is 16 spaces and the applicant has proposed 10 spaces for the site.

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

1. A brick sidewalk shall be installed along West Franklin Street.
2. The minimum number of off-street parking spaces shall be provided by either:
  - A. A legal agreement shall be submitted, approved by the City Law Director, and recorded in the Montgomery County Recorders Office that provides for off-premise parking to satisfy the minimum parking requirement and guarantees that the required parking spaces shall be maintained; or
  - B. A variance be granted by the Planning Commission to vary the minimum off-street parking requirement.
3. Wheel stops shall be provided on those parking spaces adjacent to the proposed building to provide a minimum clearance of thirty (30) inches to the building wall.
4. The porch area and retaining walls on the west elevation shall not project into the adjacent parking spaces.
5. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

It was recommended by the Board of Architectural Review (BAR) to include the application subject to the following conditions:

1. Muntins shall be installed in all windows.
2. Additional exterior lighting shall be subject to approval by the City Planner.
3. No additional sign area or sign location shall be considered as a part of this application.
4. All building colors shall be subject to approval by the City Planner.
5. Any modifications or changes to the design of the building as a result of building or fire codes shall be subject to review by the BAR.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application submitted by Centerville Lock and Safe for a major addition to the existing building subject to the following conditions:

1. A brick sidewalk shall be installed along West Franklin Street.

2. The minimum number of off-street parking spaces shall be varied to 10 parking spaces.
3. Wheel stops shall be provided on those parking spaces adjacent to the proposed building to provide a minimum clearance of thirty (30) inches to the building wall.
4. The porch area and retaining walls on the west elevation shall not project into the adjacent parking spaces.
5. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.
6. Muntins shall be installed in all windows.
7. Additional exterior lighting shall be subject to approval by the City Planner.
8. No additional sign area or sign location shall be considered as a part of this application.
9. All building colors shall be subject to approval by the City Planner.
10. Any modifications or changes to the design of the building as a result of building or fire codes shall be subject to review by the BAR.

Mr. Schwab stated that if the minimum number of parking spaces were varied, a formal variance application would have to be submitted in order to follow the proper variance procedure.

Mr. Hall stated that he did not feel there was sufficient information in order to take action on this application. He suggested that the application be tabled in order to get more information.

Mr. Schwab indicated that there were time restrictions to take action on this application. Without a representative present to agree to table the application, some type of action would be necessary at this meeting.

FINAL MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application submitted by Centerville Lock and Safe for a major addition to the existing building subject to the following conditions:

1. A brick sidewalk shall be installed along West Franklin Street.
2. The minimum number of off-street parking spaces shall be provided by either:

- A. A legal agreement shall be submitted, approved by the City Law Director, and recorded in the Montgomery County Recorders Office that provides for off-premise parking to satisfy the minimum parking requirement and guarantees that the required parking spaces shall be maintained; or
- B. A variance be granted by the Planning Commission to vary the minimum off-street parking requirement.
3. Wheel stops shall be provided on those parking spaces adjacent to the proposed building to provide a minimum clearance of thirty (30) inches to the building wall.
4. The porch area and retaining walls on the west elevation shall not project into the adjacent parking spaces.
5. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.
6. Muntins shall be installed in all windows.
7. Additional exterior lighting shall be subject to approval by the City Planner.
8. No additional sign area or sign location shall be considered as a part of this application.
9. All building colors shall be subject to approval by the City Planner.
10. Any modifications or changes to the design of the building as a result of building or fire codes shall be subject to review by the BAR.

Mr. Chappell seconded the motion. The motion was approved 6-1 with Mr. Hall voting no.

Centerville Business Park, Sec. 1 - Record Plan

Mr. Schwab reviewed the Record Plan submitted for Centerville Business Park, Sec. 1, located north of Clyo Road, south of I-675 and west of Bigger Road. The zoning on the 14.287 acre parcel is I-PD. This particular record plan consists of 2 lots. Thoroughfare improvements are required for the construction of a collector street which has been named Centerville Business Parkway.

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

1. Sidewalks, five (5) feet in width, shall be constructed on both sides of Centerville Business Parkway.
2. Receipt of a Performance Bond and Inspection Fees in amounts to be determined by City Council.

Mr. Ken Lennox, Woolpert Consultants, requested that the sidewalk requirement be reduced to one (1) side of the street due to the use of the property which will not generate much pedestrian traffic.

Mr. Gary Woodley, applicant, stated that they felt one (1) sidewalk along the interior side of Centerville Business Parkway would be adequate since no other streets will extend from this main street.

The majority of Planning Commission stated that sidewalks on both sides of streets is the policy of the City and, therefore, would be required.

Mr. Swartz stated that he thought the use of the property did warrant some consideration to the elimination of sidewalks on one (1) side of the street.

MOTION: Mrs. Simmons moved to recommend approval of the Record Plan for Centerville Business Park, Sec. 1, to Council subject to the following conditions:

1. Sidewalks, five (5) feet in width, shall be constructed on both sides of Centerville Business Parkway.
2. Receipt of a Performance Bond and Inspection Fees in amounts to be determined by City Council.

Mr. Hall seconded the motion. The motion was approved 6-1 with Mr. Swartz abstaining.

Plymouth Colony - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted for Plymouth Colony requesting approval for 13 lots for a residential cluster development located at 7460 Pine Frost Drive. The zoning on the 8.5 acre parcel is R-1c. The average lot size for this development is required to be 20,000 square feet and the application proposes 24,694 square feet. Mr. Schwab stated that parkland will be a requirement for this development and the Park District has indicated that they will probably require a fee to be paid.

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

1. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. A 12 foot side yard setback shall be required for all lots in the development.
4. Lot Number 5 shall have a 50 foot rear yard required along the east lot line. Lot Numbers 1 and 10 shall be permitted to have a 40 foot rear yard and Lot Number 3 shall be permitted to have a 45 foot rear yard.
5. A 10 foot wide public walkway easement and a 2 foot wide concrete walk shall be required at a location approved by the City Planner to provide access from Frosty Circle to Pelbrook Park.

Mr. Victor Greimann, applicant, stated that they would agree to all staff recommendations; however, they would prefer not to constructing the walkway to the park. He indicated that it would become more of a maintenance problem and also invite parking on Frosty Circle for persons interested in accessing the park.

MOTION: Mr. Swartz moved to approve the Planning Commission Special Approval application for Plymouth Colony subject to the following conditions:

1. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. A 12 foot side yard setback shall be required for all lots in the development.
4. Lot Number 5 shall have a 50 foot rear yard required along the east lot line. Lot Numbers 1 and 10 shall be permitted to have a 40 foot rear yard and Lot Number 3 shall be permitted to have a 45 foot rear yard.

Mr. Looper seconded the motion. The motion was approved unanimously 7-0.

C. B. Development - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by C. B. Development Company, 72A Westpark Road, requesting approval for the construction of a 6,000 square foot warehouse building. The zoning on the parcel is I-1. The parking spaces proposed are 76 spaces which more than meets the required 55 spaces.

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

1. A ten (10) foot paving setback shall be required for the additional parking area.
2. The parking area to either side of the proposed building shall have a minimum width of forty-two (42) feet.
3. A minimum of five (5) percent of the additional parking area shall be landscaped subject to approval by the City Planner.
4. Detailed specifications for all exterior lighting including lamp and fixture type, intensity, and beamspread shall be subject to approval by the City Planner.
5. Stormwater drainage calculations incorporating detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

Mr. Charles Bossi, applicant, stated that he only objected to the requirement to landscape the additional parking area since the additional parking area will be located to the rear of the property and would not be consistent with what is existing.

Mr. Tate agreed, stating that is a new requirement in industrial districts under the zoning ordinance. He indicated, however, in this particular case, the landscaping would not make much sense.

MOTION: Mrs. Simmons moved to approved the Planning Commission Special Approval application submitted by C. B. Development Company subject to the following conditions:

1. Detailed specifications for all exterior lighting including lamp and fixture type, intensity, and beamspread shall be subject to approval by the City Planner.
2. Stormwater drainage calculations incorporating detention and/or retentin and erosion control during construction shall be subject to approval by the City Engineer.

Mr. Hall seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.



