

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 25, 1987

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

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

Approval of the minutes of the August 11, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of August 11, 1987, as written. Mr. Swartz seconded the motion. The motion was approved 5-0-1 with Mr. Chappell abstaining.

PUBLIC HEARINGS

Far Hills Shops and Offices - Sign Variance

Mr. Schwab reviewed the application submitted by Far Hills Shops and Offices located at 6300 Far Hills Avenue requesting a variance in both sign height and sign setback. The sign height permitted in this B-2 zoned district is 16 feet and the applicant is requesting 20 feet. The sign setback permitted is 25 feet from the right-of-way and the applicant is requesting a 10 foot setback. Mr. Schwab stated that a number of years ago a variance was granted for this property that would allow a 16 foot sign height and sign area of 87 square foot per face for a total of 174 square feet. Although that sign was never constructed, that variance is still valid.

Staff found a unique circumstance did exist with the location of the sign because the trees and landscaping do obstruct visibility of the sign at the 25 foot setback line. Staff felt that by relocating the sign 10 feet from the right-of-way would address the visibility problem without an additional increase in height as requested. A further recommendation was recommended that would limit the sign area to 64 square feet per side for a total sign area of 128 square feet.

Mr. Tate opened the public hearing.

Ms. Debbie Thomasic, Development Director of Far Hills Shops and Offices, stated that their continued success depends on maintaining a legible and visible identity for their tenants. She stated that they feel they can achieve this with the approval of the requested variance and still remain a good neighbor to surrounding properties.

Mr. Mike Holihan, Holihan Signs, stated that the sign was originally constructed before the existing tree creating the visibility problem blossomed this season. At that time, it became obvious that the tree was creating a problem to the identification of the complex. A tree trimming company was contacted and it was their determination that the tree would have to be trimmed to such a degree that it would destroy the tree and have to be removed. Mr. Holihan stated that the only other alternative is to relocate the sign closer to the right-of-way. Mr. Holihan indicated that they have a 6 foot by 6 foot sign made that they could use with the bottom portion of the sign that would allow it to remain with the recommended 64 square feet.

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

MOTION: Mr. Chappell moved to approve the variance application submitted by Far Hills Shops and Offices located at 6300 Far Hills Avenue to allow a sign setback of 10 feet subject to the following conditions:

1. The sign not exceed 16 feet in height.
2. The sign area not exceed 64 square feet per sign face for a total of 128 square feet.

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

Hills Building and Construction Services - Sign Variance

Mr. Schwab reviewed the application by Hills Building and Construction Services requesting a sign variance for temporary signs, one to be located at Clyo and Bigger Roads, and the second to be located at Alex-Bell (SR 725) and Bigger Roads. The zoning on the property is R-PD which allows the development of multi-family residential, this particular site to be the Villages of Willow Creek and a later phase to be the Estates of Willow Creek. The variances requested are the placement of 2 signs on the site rather than one (1) which is permitted; a configuration of a "V" shaped sign which is measured as 2 signs since both faces can be viewed at the same time, and, therefore, not permitted; and a display time to be no later than June 30, 1988 which exceeds the 90 day maximum per calendar year.

Staff recommended that the sign variance be approved based on the amount of acreage involved in the project and the frontage that it has along Alex-Bell, Bigger and Clyo Road subject to the following conditions:

1. The variance requested for the sign face area shall be denied (the "V" configured sign faces may be placed back to back to comply with the ordinance); and

2. The time period for the temporary signs shall not exceed the requested June 30, 1988 time period. After this date, the time period shall comply with the requirements in the ordinance.

Mr. Tate opened the public hearing.

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

MOTION: Mr. Looper moved to approve the variance application submitted by Hills Building and Construction Services for two (2) temporary signs subject to the following conditions:

1. The variance requested for the sign face area shall be denied (the "V" configured sign faces may be placed back to back to comply with the ordinance); and
2. The time period for the temporary signs shall not exceed the requested June 30, 1988, time period with no further display to occur after that date for the remainder of 1988.

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

Tradin' Post - Variance for the Elimination of Sidewalk

Mr. Schwab explained that the request for a variance by the Tradin' Post, 7975 South Suburban Road, to eliminate a sidewalk requirement was the result of an approved addition to that facility last year which required the construction of a sidewalk along South Suburban Road. Mr. Schwab stated that in drafting this requirement in the new Zoning Ordinance, it was determined that it should be encouraged to construct the missing links of the sidewalk system when improvements are made to a business or industrially zoned property.

Staff recommended that the variance be denied based on o unique circumstances involving this particular property. This issue was taken in front of the Zoning Task Force based on another similar application submitted by C. B. Development Company located on Westpark Road. Mr. Schwab stated that the Zoning Task Force's opinion was that this is exactly the type of instance that they intended for the sidewalk requirement to address and felt that since no unique circumstances existed, the requirement should not be waived.

Mr. Tate opened the public hearing.

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

Mr. Tate stated that if the City chooses to implement this sidewalk requirement, a sidewalk should be constructed along the public right-of-way in front of the Annex on South Suburban Road.

If Council desires to change the Ordinance to eliminate this requirement, they could review it in the form of an appeal from this applicant.

MOTION: Mr. Looper moved to deny the variance application submitted by the Tradin' Post, 7975 South Suburban Road, to eliminate a sidewalk requirement. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

Mr. Hosfeld agreed that even though the City has made no improvement to their property to require a sidewalk, they should be constructed to provide leadership.

Lutheran Social Services of the Miami Valley - Major Use Special Approval

Mr. Schwab reviewed the Major Use Special Approval application submitted by Lutheran Social Services of the Miami Valley for Bethany Lutheran Village requesting an additional 38 garden homes on the 100.2 acre parcel. The R-PD zoning on the parcel allows it to continue development as a retirement community. The 100.2 acreage for the entire site will permit a maximum of 601 units to maintain the 6 dwelling units per acre density. The addition of this 38 units will provide 501 units at the present time. Mr. Schwab pointed out that an additional 100 units could be constructed to remain with the density requirements of the Ordinance.

The 38 units proposed are to develop on the southwestern portion of the site. A single loop street off of the main drive will provide 2 and 4 unit buildings and another interior street off of the loop street will have one (1) and 2 unit buildings. A detention basin is shown on the northwest corner of the development with underground storm tiles moving water to the existing storm system.

Staff recommended to approve the Major Use Special Approval subject to the following conditions:

1. Detailed storm water drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineering Dept.
2. A revised detailed screening plan along the south and west property lines adjacent to the single family residences shall be submitted subject to the approval of the City Planning Dept.

3. The circular drive providing access to the northeastern most four dwelling units shall be redesigned to eliminate the four-way intersections with the main drive subject to approval of the City Engineering Dept.
4. Prior to the issuance by the City of zoning or building permits allowing implementation of the proposed project, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Tate opened the public hearing.

Mr. John Judge, Judge Engineering, stated that the stormwater drainage calculations and plans were complete. He stated that they propose to do the screening for this project as they have in the past by working with the City and the neighbors to determine what they feel is beneficial to all concerned. Upon that determination a detailed landscaping plan will be submitted. Mr. Judge stated that they feel that the circular drive as proposed is a safer situation than what was suggested by staff. He stated that the Master Plan for the retirement community shows a lake immediately east of the area being considered for approval at this time that provides walkways through the area and recreation with that 2 acre area.

Mr. William Halleron, adjacent property owner to Bethany Lutheran Village, stated that he felt that it was in order, as suggested by Mr. Judge, to meet with property owners to discuss the screening treatment to be used along their properties. He stated, further, that the lake mentioned would be of concern because of the number of small children in the area.

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

Mr. Chappell asked if there was any division of property other than existing vegetation.

Mr. Schwab stated that other than fences constructed on individual properties, existing screening would be the only division.

Mr. Tate asked about the elevation change in the property in comparison to the adjacent homes.

Mr. Judge indicated that the flow of water runs to the north and west.

Mr. Eugene Hadley, adjacent property owner, disagreed stating that a rain measuring an inch or two will wash out his garden on his property located to the south of the proposed site.

An area resident raised concern as to the preservation of 2 trees on the site that are in excess of 100 years of age. He stated that they would like to save those trees.

Mr. Paul West, 205 Southbrook, asked if this phase would complete the project for cottage type units.

Mr. Judge stated that would conclude the construction of cottages on the site, although other construction would take place on the site.

Mr. Swartz stated that he did not feel that the parkland dedication should be waived. He stated that the proposed lake was to meet their stormwater requirements and it should not be regarded as parkland.

Mr. Schwab stated that the Ordinance provided up to 1/2 credit for open space and recreations facilities on private property. It is the opinion of staff that the 1/2 credit should be credited to the applicant.

Mr. Chappell stated that his concern is the safety of the lake. He agreed that the water should be retained on the site, but had reservation on the safety aspect. The Ordinance, however, does not require a fence around a man-made lake.

Mr. Dennis Bruce, Executive Director of Bethany Lutheran Village, reviewed the screening that has been provided on their site. He stated that there are 2 neighbors that are not happy with the screening that was provided; however, the other neighbors seem to be satisfied. At the time of those plantings, Bethany Lutheran Village went beyond what was required in order to make the screening effective and please the neighbors as well.

Mr. Tate asked Mr. Judge if they could suggest something to protect the lake and asked if there is a problem with children at the present time.

Mr. Judge stated that the lake will be approximately 900 feet from the south property line. He stated that there was a problem at one time with children on the property; however, since the development of the northern section, there has been no problem.

Mr. Chappell stated that it seems that the lake issue and the parkland issue have been resolved by the Ordinance.

The members of the Planning Commission felt that due to the amount of traffic that would be using the 4-way intersections, redesigning them would not be necessary as suggested by staff.

MOTION: Mr. Looper moved to approve the Major Use Special Approval application submitted by Lutheran Social Services of the Miami Valley subject to the following conditions:

1. Detailed storm water drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineering Dept.
2. A revised detailed screening plan along the south and west property lines adjacent to the single family residences shall be submitted subject to the approval of the City Planning Dept.
3. Prior to the issuance by the City of zoning or building permits allowing implementation of the proposed project, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

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

OLD BUSINESS

Centerville Storage Inns - Amendment to a Planning Commission Special Approval

Mr. Schwab reviewed the request by Centerville Storage Inns for an Amendment to a Planning Commission Special Approval for their facility located on the northeast corner of Bigger Road and Thomas Paine Parkway. The request was tabled during the last regular Planning Commission meeting in order to obtain more information on the proposal. This amendment involves the alteration of building materials on the east, west and south sides of the front building along Thomas Paine Parkway which will provide residential, office and storage space. Rather than the aggregate type finish they originally proposed, the applicant is requesting that this one building have blue glass panels with a mirrored look. Mr. Schwab explained that the concerns raised by the Planning Commission regarding the materials used in the construction of the facility were discussed with the applicant. The applicant explained that it was never his intention to use the aggregate materials on the storage buildings other than the buildings now being considered for the change in building materials.

Mr. Schwab stated that the plans submitted for review and approval were submitted in two parts, the first part being the residential-office building showing the proposed building material, and the storage units buildings with the lack of building material detail. In discussing this issue with the Inspection Department, it would be extremely difficult to change the buildings to the aggregate siding at this point in time. Mr. Schwab stated that in discussing this with the City Attorney, his opinion was that the City could not force the applicant to change the rear buildings to the aggregate material due to a miscommunication by the City and the applicant.

It is staff's recommendation to leave that issue as is and consider the building materials on the front building only as requested by the applicant.

Mr. Schwab stated that a second issue was raised concerning lot coverage for this project. He stated that staff recalculated the plans, and lot coverage is approximately 40% which meets the requirements of the Zoning Ordinance. Mr. Schwab stated that a third issue raised during the last meeting was the use of a brown vinyl coated material on the chain link fence. During review of the project, the applicant indicated that the brown materials were not available for the posts. It is the opinion of staff that the fence was approved without the posts or cross rails being anything other than galvanized metal. In discussing this issue with the applicant, the applicant indicated that he would be agreeable to painting the posts and rails of the front sections of fence if so desired by the Planning Commission.

MOTION: Mr. Looper moved to remove Centerville Storage Inns from the table. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

Mr. Bill Haner, supplier of the glass panels for the facility, stated that if the building were constructed with the aggregate panels, it would deteriorate over a short period of time. He stated that the proposed material is much more expensive, but will be well maintained over the years.

Mr. Swartz stated that his objection is to the red doors. He suggested that they be painted brown.

MOTION: Mr. Hosfeld moved to approve the request by Centerville Storage Inns for an Amendment to a Planning Commission Special Approval to change the building materials on the front building from aggregate to glass and the doors on all of the units be painted brown.

Mr. Tate stated that conditioning the approval on the request to change the color of the doors was not in order.

MOTION: Mr. Hosfeld moved to approve the request by Centerville Storage Inns for an Amendment to a Planning Commission Special Approval on the front building from aggregate to glass. Mr. Foland seconded the motion. The motion vote was 3-3 with Mr. Looper, Mr. Chappell and Mr. Swartz voting no, therefore denying the approval.

Mr. Tate informed the applicant of his right to appeal within 15 days of this decision.

Mr. Thomas Smith, applicant, appealed to the Planning Commission to reconsider their decision stating that even though it is not the problem of the City, he has ordered the new building material weeks ago not realizing that it had to be approved. Regardless of its approval, the bill has to be paid for this material. He indicated that they would do whatever necessary to gain approval.

Mr. Tom Hook, manager of the facility, stated that they have had many inquiries of interest in their project. He asked that the request be reconsidered in order to give them a change to have a successful project.

UNFINISHED BUSINESS

C. B. Development Company - Variance of Elimination of Sidewalk

MOTION: Mr. Foland moved to remove the variance application submitted by C. B. Development Company from the table. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Looper moved to deny the variance application submitted by C. B. Development Company for the elimination of a sidewalk requirement. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Sheltenham - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Ryan Homes for a residential cluster development to be located on a 75-acre parcel of R-1c zoned land along Wilmington Pike north of Alex-Bell Road. This cluster development would allow the flexibility of lot size as long as the average lots maintain 20,000 square feet for the entire 114 proposed lots. A parkland requirement will be necessary as a part of this single-family development. Mr. Schwab stated that the Park District would like to have a centralized park area in the southwest portion of the 75 acre development with a potential to add to that park as the area to the north develops.

One access point from Wilmington Pike approved by the Wilmington Pike Task Force will serve the development. with loop drives and cul-de-sacs from that central drive. A stub street to the south has been proposed to address future residential development in that area.

Staff recommended approval of the Planning Commission Special Approval subject to the following conditions:

1. A public street shall stub into the north property line and into the west property line subject to approval by the Planning Department.
 2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along Wilmington Pike.
 3. Wilmington Pike shall be widened to include a left-turn and a right-turn lane into the development subject to approval by the City Engineer.
 4. Lot no. 1 shall not have direct access to Wilmington Pike.
 5. Sidewalks shall be constructed on both sides of all streets within the development and a temporary sidewalk shall be constructed along the west side of Wilmington Pike.
 6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
 7. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
 8. Parkland shall be dedicated in the northwest corner of the site in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
-
1. A public street shall stub into the north property line and into the west property line subject to approval by the Planning Department.
 2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along Wilmington Pike.
 3. Wilmington Pike shall be widened to include a left-turn and a right-turn lane into the development subject to approval by the City Engineer.
 4. Lot no. 1 shall not have direct access to Wilmington Pike.
 5. Sidewalks shall be constructed on both sides of all streets within the development and a temporary sidewalk shall be constructed along the west side of Wilmington Pike.

6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
7. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
8. Parkland shall be dedicated in the northwest corner of the site in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.

Mr. Bob Feldmann, Centerville-Washington Park District, stated that the stub streets to the north, south and west are essential to the development of the park system that will serve this large residentially zoned area to the surrounding future developments.

Mr. Dennis Davis, Ryan Homes, and Mr. Dennis Merski, Environmental Design Group, were present to review the application. Mr. Davin stated that the reason the park was placed in the area along Wilmington Pike was to provide buffering to the residential lots from traffic in that area of the development. He stated that they have no argument as to giving parkland, but they are trying to utilize the parkland also in another way as in the case of providing screening.

Mr. Merski stated that the park location as proposed also provides interest in the green space and good visibility to the development in that you normally see back yard areas when you enter a residential community.

Mr. Chappell stated he had some concern with safety with the location of the park along Wilmington Pike.

Mr. Schwab suggested that because the lots average 24,000 square feet, those lots could be laid out in a revised fashion at a lesser density but still maintain a minimum of 20,000 square feet and create some buffering along Wilmington Pike in the way of green space.

Mr. Davin indicated that there would be a homeowners association to maintain the retention areas with the development.

Mr. Swartz suggested that greenbelt area along Wilmington Pike could possibly be incorporated into the maintenance of those retention areas.

Mr. Tate stated that if the park were located in the area that the Park District desires, there would be no access to at the present time. He stated that the park issue needs additional study in order to resolve it is proper location.

MOTION: Mr. Chappell moved to table the Planning Commission Special Approval submitted by Ryan Homes for Sheltenham. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Centerville Storage Inns

Mr. Thomas Smith requested that the request by Centerville Storage Inns be reconsidered stating that he would further amend his application to include changing the color of the doors to the storage units to brown rather than the existing red color.

Mr. Farquhar stated that this request would be in order if the color change were included as part of the amendment application submitted by the applicant, as long as one of the opposing members of the motion wished it to be reconsidered.

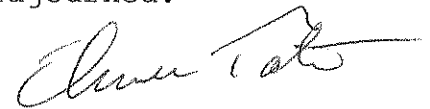
MOTION: Mr. Looper moved to reconsider the request by Centerville Storage Inns for an Amendment to a Planning Commission Special Approval. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

FINAL MOTION: Mr. Hosfeld moved to approve the change in building materials from aggregate to glass on the front building of Centerville Storage Inns subject to the following condition:

1. The color of the doors on all of the buildings in the development shall be changed to brown rather than the existing red color.

Mr. Foland seconded the motion. The motion was approved 4-2 with Mr. Mr. Looper and Mr. Swartz voting no.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a member of the Planning Commission, is written in the bottom right corner of the page.