

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, September 29, 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; Mrs. Marian Simmons; Mr. Arthur Foland. Absent: Mr. Robert Chappell. 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 September 8, 1987, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of September 8, 1987, as written. Mr. Foland seconded the motion. The motion was approved 6-0.

COMMUNICATIONS

Chardonnay Valley - Lot Split

Mr. Schwab presented the request by Fourth of July Silver and Mr. M. K. Miller to repartition their property located north of Alexandersville-Bellbrook Road and east of Loop Road. The property consists of several parcels owned by Mr. Miller under different corporate names. Their request is to combine all of their parcels together into one lot and then split it into three parcels. The first parcel is located at the intersection of Alex-Bell Road and Loop Road and contains approximately thirteen (13) acres. This parcel is zoned Business Planned Development (B-PD) and meets all frontage and size standards of the zoning ordinance. The second parcel is located to the east of the first parcel and contains approximately twenty (20) acres. This parcel is zoned residential planned development (R-PD) and will be deeded to Mr. Leonard K. Snell for the development of the first phase of Chardonnay Valley. The third parcel to the north contains approximately twenty eight (28) acres and would be the later phases of Chardonnay Valley. Mr. Miller will retain ownership of the first parcel and the third parcel.

Mr. Tate asked if the new property line between the first and second parcels is also the zoning boundary.

Mr. Schwab stated that the intent was to make the property line coincide with the zoning line.

MOTION: Mr. Foland moved to approve the lot split as presented by staff. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESSCheltenham - Planning Commission Special Approval

MOTION: Mrs. Simmons moved to remove Cheltenham from the table. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Mr. Schwab presented the revised plan for Ryan Homes. He stated that the revised plan has one hundred twenty-two (122) lots, eight (8) more lots than the original plan. The average minimum lot area, twenty-three thousand eighty-three (23,083) square feet, is above the minimum lot area of twenty thousand (20,000) square feet as required by the Zoning Ordinance.

Mr. Schwab stated that this plan shows a stub street to the north in a location that abuts single-family zoned land and would permit this neighborhood to tie into a future neighborhood to the north.

Mr. Schwab also stated that the Engineering Department recommends that a full lane of pavement with curb and gutter, and a sidewalk be constructed along Wilmington Pike. He also stated that this is a requirement of the City Subdivision Regulations that the City has required consistently in the past for all subdivisions.

Mr. Schwab further stated that the proposed park lot as shown on this revised plan is unacceptable to the Centerville-Washington Park District for the following reasons:

1. The proposed park should have only one (1) frontage onto a public street instead of two (2) separate frontages.
2. The proposed park should have a minimum lot frontage of three hundred (300) feet.
3. The proposed park is too narrow to be effectively utilized as the nature portion of the overall park. The Park District recommends a minimum width of three hundred (300) feet.

Mr. Schwab stated that the City Engineer shall require a stormwater retention basin in the extreme southwest corner of the development which is where the proposed park is located. The Park District has maintained throughout this review that it may accept the retention basin providing that the land is in addition to the parkland required by the Parkland Dedication Ordinance and the basin is constructed in a manner acceptable to the Park District.

Mr. Schwab stated that Staff recommended approval subject to the applicant submitting a revised plan to the Planning Commission, to be approved by the Planning Commission, satisfactorily satisfying the following conditions:

1. All building setback lines shall be a minimum of fifty (50) feet from Wilmington Pike and thirty-five (35) feet from all other streets within the development.
2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along Wilmington Pike.
3. An additional lane of pavement, curb and gutter, and sidewalk shall be added to Wilmington Pike, or monies shall be placed in escrow for such improvements to be used at such time when Wilmington Pike is improved, subject to approval by the City of Centerville.
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.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
7. Street names shall be 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. Stormwater retention shall be required in the extreme southwest corner of the property where the proposed park is shown on the revised plan.
9. Parkland shall be dedicated in the southwest corner of the site in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance. The proposed park location shown on the revised plan is unacceptable to the Centerville-Washington Park District for reasons stated in their letter dated September 24, 1987. The revised plan to be approved by the Planning Commission shall show a park location and configuration which is acceptable to the Park District.

Mr. Dennis Mersky, EDG Environmental Design Group, stated that it was his impression that the City Engineer would not recommend a retention basin at the extreme southwest corner of the property. He stated calculations were sent of the City Engineer last Friday, and after a discussion with the City Engineer on Monday, his impression was that the detention basin located next to lot Number 68 could be designed to retain most of the area in

question and to produce a zero (0) additional runoff at the southwest corner of the property.

Mr. Schwab stated that in a meeting with the City Engineer and representatives of EDG, it was determined that a retention basin would be required in the extreme southwest corner of the property and the only question would be the size of the basin itself.

Mr. Mersky stated that the Park District had sent alternative proposals for the configuration of the park lot. He stated that neither alternative was acceptable because they would alter the street layout and eliminate prime lots around the park. He stated that a park that is rectangular in shape is contrary to what would be desirable given the topography and the amenities of this area. He also stated that the shape of the proposed park lot as presented is more in keeping with these amenities.

Mr. Robert Feldmann, Centerville-Washington Park District, stated that the park lot as presented is unacceptable to the Park District for the reasons Mr. Schwab had presented. He stated that the Planning Commission received an alternative layout in their packet that was not sent to Ryan Homes.

Mr. Foland stated that he was under the impression that the reason this application was tabled at the last meeting was to allow representatives of the applicant, City Staff and representatives of the Park District to meet and resolve these issues being discussed this evening.

After a lengthy discussion concerning the proposed park lot, the Planning Commission proposed that Lot Numbers 65, 66, and 67 be turned and front on Severn Lane and the park lot have frontage on Cheltenham Boulevard. The details of the actual configuration of the park lot including frontage, acreage, and the incorporation of the required stormwater retention or detention basin into the park lot shall be subject to approval by the Planning Department.

Mr. Mersky stated that they agreed with the proposal by the Planning Commission.

Mr. Feldmann stated that he agreed, in concept, with the proposal by the Planning Commission.

MOTION: Mr. Foland moved to approve the Planning Commission Special Approval application for Cheltenham subject to the applicant submitting a revised plan to the City of Centerville which is approved by the Planning Department as satisfying the following conditions:

1. All building setback lines shall be a minimum of fifty (50) feet from Wilmington Pike and thirty-five (35) feet from all other streets within the development.

2. Sixty (60) feet of right-of-way shall be dedicated to the City of Centerville along Wilmington Pike.
3. An additional lane of pavement, curb and gutter, and sidewalk shall be added to Wilmington Pike, or monies shall be placed in escrow for such improvements to be used at such time when Wilmington Pike is improved, subject to approval by the City of Centerville.
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.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
7. Street names shall be 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. Stormwater retention shall be required in the extreme southwest corner of the property where the proposed park is shown on the revised plan.
9. Parkland shall be dedicated in the southwest corner of the site in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance. The proposed park location shown on the revised plan is unacceptable to the Centerville-Washington Park District for reasons stated in their letter dated September 24, 1987. The revised plan to be approved by the Planning Department shall show a park location and configuration which is acceptable to the Park District.
10. Lot Numbers 65, 66, and 67 shall be turned and front on Severn Lane and the park lot shall have frontage on Cheltenham Boulevard. The details of the actual configuration of the park lot including frontage, acreage, and the incorporation of the required stormwater retention or detention basin into the park lot shall be subject to approval by the Planning Department.

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

There being no further business, the meeting was adjourned.



