

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 28, 1986

Mr. Tate called the meeting to order at 7:40 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mr. David Hall; (where noted); Mr. Robert Chappell (where noted). Absent: Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Planner; Mr. Karl M. Schwab, City Engineer; Mr. Ron McDonald, Legal Counsel.

Approval of the minutes of the October 14, 1986, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of October 14, 1986, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Thomas Smith (Storage Inns of America) - Variance Application/
Planning Commission Special Approval

Mr. Tate opened the public hearing.

Mr. Schwab reviewed the Variance Application and the Planning Commission Special Approval Application as one project.

Mr. Hall arrived at this time.

Mr. Schwab stated that five (5) variances are being requested by the applicant for the purpose of constructing mini-warehouses on the 4.3 acre site located on the northeast corner of Bigger Road and Thomas Paine Parkway. The use of mini-warehouses is permitted in the I-1 zoning district, therefore, this use is not a question of the variance request. The following are the subject of the variance application:

Minimum Front Yard:		
Required		50 feet
Requested		20 feet

Minimum Setback of Parking or Paving:		
Required:		10 feet
Requested:		0 feet

Maximum Front Yard Fence Height:		
Required:		4 feet
Requested:		6 feet

Front Yard Fence Type:		
Prohibited:		Chain Link
Requested:		Chain Link

Uses:

Not Permitted:
Requested:

Residential Dwelling
Single Family Dwelling
for On-Site Manager
Living Quarters

Mr. Chappell arrived at this time.

Mr. Schwab explained that the State, in conjunction with the I-675 construction, required a greater amount of right-of-way along Bigger Road due to the slope and drainage in this area. If the right-of-way dedication would have been a normal right-of-way acquisition, the buildings as proposed, would have maintained a setback of sixty (60) to ninety (90) feet from the right-of-way.

In the future, a sixty (60) foot roadway will be constructed to the east of the site in order to provide access to the industrial land along I-675.

Mr. Schwab stated that the applicant has indicated that he will use a material for fencing along the entrance from Thomas Paine Parkway that would satisfy the provisions of the Zoning Ordinance; however, a variance for chain link fencing for the balance of the site remains a part of the application.

Staff recommended to approve the Variance Application with the following exceptions:

1. Deny the requested variance for a reduction of parking or paving setback from all lot lines, except along Bigger Road.
2. The front yard fence variance be granted with the condition that the chain link fence must be brown vinyl coated and that this variance only be applicable to the use of this property for mini-warehouses.
3. The variance to allow a single family residence be conditioned on the principle use of this property being mini-warehouses and the occupancy of the single-family residence shall be limited to the family of an on-site manager of this premises.

Staff recommended to approve the Planning Commission Special Approval 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 ten (10) foot paving setback shall be incorporated along all lot lines except the Bigger Road front lot line.
4. Detailed plans for the exterior lighting shall be subject to the approval of the City Planner.

Mr. Schwab stated that the Fire Department had reviewed the plans and determined that they would have difficulty entering the site with the proposed thirty-five (35) foot building setback at the entrance along Thomas Paine Parkway. In order to property access the property, the Fire Department requested a minimum of seventy-five (75) feet.

Mr. Hall asked what the purpose of the pipe was as shown on the drawings.

Mr. John Judge, Judge Engineering, stated that the pipe shown will be placed underground for the purpose of surface runoff. He stated that due to the nature of the site, this was the only solution to the situation. Mr. Judge stated that the applicant is willing to design a type of entrance that meets with the approval of the City, pointing out that the purpose of the wall was merely to beautify the facility. He stated further, that the building setback along Thomas Paine Parkway can be laid out in such to satisfy the concerns of the Fire Department.

Mr. Hall asked how fire equipment will move from the site.

Mr. Schwab stated that the Fire Department did not have a concern with the circulation on the remainder of the site. The concern seemed to be only with the entrance.

Mr. Charles Hoefer, Thomas Paine Settlement resident, stated his concern was mainly with the regulation as to what can be stored in these units, such as storage of hazardous waste, etc. He also was concerned with the fire hydrant locations and felt that they might not be adequate as proposed. Mr. Hoefer stated that these variances would not be in harmony with the other uses along the area. The green space should be preserved in this area which is not a part of this proposal.

Mr. Schwab indicated there are some restrictions contained in the Zoning Ordinance regarding the storage of certain items.

Mr. Tate stated that anything can be stored until it has been determined that something illegal is taking place. Although certain safeguards can be taken, a problem could potentially take place.

Ms. Lee Oldham, Manager of the Woods Apartments, stated that the owners of her complex were concerned about the aesthetics of the project. She questioned what landscaping would be required as a part of the project, suggesting that trees be planted in addition to the construction of a fence, and what the proposed colors would be used.

Mr. Thomas Smith, applicant, stated that the fence will begin in an area along Bigger Road which will not be visible from the roadway because of the slope to Bigger Road bridge. The fence will be chain link coated with a brown vinyl in order to provide the security a facility of this type requires, however, it will not be highly visible. The buildings will be done in earth tones to blend in with the surrounding uses. Mr. Smith stated that the use of mini-warehouses is a good use for this property based on the fact that traffic volume will be minimal. The units will be placed on the site in such a way that no doors to the units themselves will face Thomas Paine Parkway.

Ms. Oldham asked what type of signage will be used.

Mr. Smith stated that large signs are not a necessity since people can look at the facility and determine what it is without looking at a sign.

Mr. Hall asked what basic features each of the units would have.

Mr. Smith indicated that each unit is storage space with no utilities to them. Each individual renting a unit will provide his/her own lock. Construction of the buildings will be steel material so it will be non-combustible. The only items that could burn would be the contents in the units.

Ms. Debra Campbell, resident of Greenbrier Commons, stated she wished to speak in favor of the project. She felt that it was a worthwhile project since there is a definitely need for a facility of this type in the immediate area.

Mr. Schab pointed out that building permits would be necessary for each building, specifically for the building which would provide a mixed use, as well as a sign permit.

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

Mr. Looper objected to the number of variances being requested especially since the new Zoning Ordinance just went into effect in September. He stated that the requirements that are requested to be varied in this application were studied for many years and did not feel it was appropriate to approve so many variances. He stated it appeared that the site is being overdeveloped.

Mr. Judge requested that the application be tabled until the November 11, 1986, meeting, in order to address some of the concerns raised during the public hearing. He stated they will prepare a revised site plan and submit it for review for the next meeting.

Mr. Hall stated that he felt that the use was good for the site, however, he was not comfortable in approving so many variances for the facility.

Mr. Paul Rank, Thomas Paine Settlement resident, stated his concern with the increase in traffic volume especially when Thomas Paine Parkway opens to Clyo Road.

MOTION: Mr. Chappell moved to table the Variance Application and the Planning Commission Special Approval Application submitted by Thomas Smith for Storage Inns of America. Mr. Hall seconded the motion. The motion was approved 6-0.

Woodley Development (Centerville Business Park) - Major Use Special Approval

Mr. Schwab reviewed the request by Woodley Development for Centerville Business Park to be located north of the Clyo Road Extension, south of I-675 and west of Bigger Road. The zoning on the 45.55 acre parcel is I-PD which is proposing to develop as an industrial and office park. The retention system is shown on the drawing as a lake on the southwest portion of the site. Another retention lake will develop on the northern portion of the site as a part of Phase 2.

The Zoning Ordinance requires a one hundred (100) foot buffer strip to be provided between industrial and residential zoned land. This particular parcel abuts residential land in two locations--Steeplechase Apartments and the Woods Apartments. Due to the layout of the curb cut designed as a part of the Clyo Road construction, the developer is proposing to use a fifty (50) foot buffer strip with additional landscape plantings abutting Steeplechase Apartments. This would allow the existing curb cut to remain as constructed rather than having to replace a piece of the new roadway. Further, the developer is requesting to utilize the same type of buffer strip to the land abutting the Woods Apartments to make the project uniform and appealing.

Staff recommended to approve the Major Use Special Approval 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. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
4. Business Parkway is to be a public dedicated street.
5. The required one hundred (100) foot buffer strip along the west property line abutting the Steeplechase Apartments creates potential lots along the western side of Business Parkway that are of limited lot depth for development.
 - a. The western part of Business Parkway shall be relocated further to the east to significantly increase the developable lot depth; or,
 - b. The City Planner shall review and approve a unified development plan for the buffer strip that reduces its required width significantly, but incorporates improvements (landscaping, berm, fences, etc.) within the strip to increase the effectiveness of the reduced width buffer strip.

Mr. Tate opened the public hearing.

Mr. Bob Archdeacon, Woolpert Consultants, stated that the intersection of Clio Road and Business Parkway has been established and they do not wish to tear it up and relocate it further to the east. They are, therefore, proposing that the landscaping plan be included as a part of the approval to allow a fifty (50) foot buffer strip to provide additional landscaping as outlined in the landscaping plan. The additional plantings would include several varieties of trees such as ash, maple, oak; large evergreen trees such as pine, spruce, fir; and flowering trees such as cherry, magnolia, crabapple, and hawthorn. These plantings will be located on mounded areas to further screen the site. Mr. Archdeacon presented a letter to the Planning Commission from Oxford Development, developers of Steeplechase Apartments, stating that they had no objection to the fifty (50) foot buffer with the additional landscaping provided.

Ms. Lee Oldham, Manager of the Woods Apartments, stated that they would have a concern with the reduction of the buffer strip since their complex has a family area abutting the proposed project. She suggested that not only the one hundred (100) foot buffer strip be maintained, but that a fence be required also as a part of the approval. She cited the fact that a number of children play in this family area and they might wander onto the project site.

Mr. Swartz stated that he did not feel it would be appropriate to require a fence in addition to the buffer strip. He indicated that should children wander through the buffer strip that should be a problem of the Woods Apartments.

Mr. Tate added that the purpose of the buffer strip is for aesthetics, not secluding a property.

Mr. Hosfeld suggested that the mounded areas be varied to beautify the areas as well as provide a buffer in order to give the site interest.

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

MOTION: Mr. Looper moved to recommend approval of the Major Use Special Approval Application for Woodley Development-Centerville Business Park 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. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
4. Business Parkway is to be a public dedicated street.
5. The two (2) buffer strips on the site be reduced to fifty (50) feet in width with all additional mounding and landscaping to be reviewed and approved staff.

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

There being no further business, the meeting was adjourned.



