

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, November 25, 1986

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

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

Approval of the minutes of the November 11, 1986, Meeting:

MOTION: Mr. Chappell moved to approve the Planning Commission minutes of November 11, 1986, as written. Mr. Swartz seconded the motion. The motion was approved 4-0-1 with Mrs. Simmons abstaining.

COMMUNICATIONS

Centerville Builders Supply - Minor Modification of a Planning Commission Special Approval

Mr. Schwab reviewed the request by Centerville Builders Supply located at 948 East Franklin Street for a Modification of a Planning Commission Special Approval for the purpose of constructing a 1,365 sq. ft. addition to the existing building. The zoning on the property is I-1.

Staff recommended that the request be approved with the following condition:

1. A public sidewalk be constructed along South Suburban Road.

Mr. Schwab explained that the Zoning Ordinance requires sidewalks in the event any addition exceeding 1,000 sq. ft. is made. The area along East Franklin Street is a paved surface and the area along Clio Road does not allow an area appropriate for the location of a sidewalk at this time. It was staff's conclusion that a sidewalk should be required only along South Suburban Road.

Mr. Chappell commented that the natural screening along Clio Road, which was a condition of a variance for Centerville Builders Supply reviewed by the Planning Commission earlier in the year, did not seem to be very effective.

MOTION: Mrs. Simmons moved to approve the Minor Modification of a Planning Commission Special Approval for Centerville Builders Supply with the following condition:

1. A public sidewalk be constructed along South Suburban Road.

Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

Mr. Hall arrived at this time.

#### PUBLIC HEARINGS

#### Centerville United Methodist Church - Variance/Planning Commission Special Approval

Mr. Schwab reviewed the variance request by Centerville United Methodist Church for two (2) variances at their facility at 63 East Franklin Street in the Architectural Preservation District (APD). The first variance is requesting a 5 ft. setback of parking or paving rather than the required 10 ft. of green space along all boundaries of the property. The second is to vary the parking lot landscaping from 5% of the area (1,242 sq. ft.) to 1.5% (360 sq. ft.) of the area.

Mr. Schwab stated that a revised plan was submitted that still maintains the 5 ft. of green space along the north property line, however, additional landscaping has been added on the northeast corner of the parking area. He suggested that the area that is now occupied by the garage structure could be landscaped in order to satisfy the minimum standard in the Zoning Ordinance.

Staff recommended to deny the variance based on the idea that a unique situation does not exist.

Mr. Schwab reviewed the Planning Commission Special Approval application requesting the construction of a parking lot, demolition of a garage, and the installation of a ground sign.

Staff recommended that the Planning Commission Special Approval be approved with the following conditions:

1. If the requested Variances should not be granted, a revised site plan shall be submitted, subject to approval by the City Planner, incorporating the required interior landscaping and parking lot setback.
2. The two (2) driveway approaches that are to be abandoned shall be removed and replaced with brick sidewalk and raised curbing.

3. The proposed concrete retaining wall to be erected at the location of the abandoned driveways shall be constructed to specifications acceptable to the City Engineer.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

The Board of Architectural Review (BAR), during their review of the project, recommended approval of the request subject to the following conditions:

1. All screening and landscaping be subject to approval by the City Planner.
2. The Dayton Power and Light lighting to be installed shall be shielded from the residents in the neighborhood.

Mr. Tate opened the Public Hearing.

Mr. Robert Belt, representing the Church, stated that the revised plan submitted to staff increases the parking lot landscaping area to 3.3%, however, this increase still does not meet the 5% requirement. He stated that they would be agreeable to landscaping the area now used by the garage structure as suggested by staff in order to make the parking lot landscaping variance unnecessary. Mr. Belt stated that it was their feeling that devoting an additional 5 ft. of green space to the north property line would not be a reasonable use of the property. He indicated they would rather extend the green space to the east and maintain the same width with what currently exists in order to keep the site uniform. He stated that the adjacent property owners did not object to the variance of the paving setback. Mr. Belt stated that they would have no objections to the recommendations as presented by staff and the BAR.

Mr. Duncan Creed, member of the BAR and husband of a shop owner at 78 East Franklin Street, stated that his major concern was that of the flooding potential this parking area would bring to the area. He stated that he would like a report to be done by a professional engineering consultant to address the added runoff this project will bring to the area. He stated that the stormwater drainage should be based on a one 100 year storm rather than a 20 year storm.

Mr. Belt stated that they had used Judge Engineering to do the drainage calculations.

Mr. Brad Judge stated that the calculations they arrived at were based on the criteria standards by Montgomery County.

There being no other speakers, Mr. Tate closed the Public Hearing.

Mrs. Simmons stated that she felt the project was a desirable one in order to get the cars off the street.

Mr. Looper stated that there should be no variance granted in this case since the standard could be maintained. He stated that the standard was placed in the Zoning Ordinance because it is a good and reasonable standard.

Mr. Hall stated that the standard of the paving setback was made in order to protect the adjoining property owners. He felt that if those neighbors did not object to the variance of the setback standard, he did not object to it.

Mr. Looper pointed out that a future property owner might object to the situation.

Mr. Hall indicated that the situation would already exist when a potential property owner would be considering the purchase of neighboring property.

Mr. Swartz agreed with Mr. Looper stating that the standards in the new Zoning Ordinance have an opportunity to be maintained and should not be varied.

MOTION: Mrs. Simmons moved to approve the Variance application submitted by the Centerville United Methodist Church with the following condition:

1. A five (5) foot setback of the parking area shall be permitted provided that the parking lot landscaping maintain five (5) percent coverage of that area.

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

MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval submitted by Centerville United Methodist Church subject to the following conditions:

1. The two (2) driveway approaches that are to be abandoned shall be removed and replaced with brick sidewalk and raised curbing.
2. The proposed concrete retaining wall to be erected at the location of the abandoned driveways shall be constructed to specifications acceptable to the City Engineer.
3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
4. All screening and landscaping be subject to approval by the City Planner.

5. The Dayton Power and Light lighting to be installed shall be shielded from the residents in the neighborhood.

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

Richard B. Pavlak - Variance/Planning Commission Special Approval

Mr. Feverston reviewed the request by Richard B. Pavlak for a Variance and Planning Commission Special Approval for proposed retail space at 264 North Main Street located in the APD. He stated that the BAR had taken action on this project earlier in the evening recommending approval of the project to the Planning Commission. The applicant submitted a revised plan to the BAR which eliminated two (2) of the three (3) variances requested. The only variance requested in the revised plan is to allow 5,760 square feet of additional building floor area which exceeds the 5,000 square feet permitted. The project proposes 27 parking spaces which exceeds the requirement by 3 spaces.

Mr. Feverston stated that the BAR recommended approval of the requests to the Planning Commission with the following conditions:

1. Brick and horizontal siding building materials be used.
2. Signs shall not be considered a part of this application.
3. Exterior lighting shall be subject to approval by the City Planner.
4. Dumpster screening shall be subject to approval by the City Planner.
5. The building floor area shall not exceed 5,760 square feet as presented in the Revised Plan dated received November 25, 1986.

Mr. Tate opened the Public Hearing.

Mr. Richard B. Pavlak, applicant, was present to discuss his project.

Mr. Swartz asked if the building materials proposed would match what currently exists.

Mr. Pavlak stated that he will make every attempt to match the building materials as close as possible. He stated further that the concerns of the BAR were satisfied with the revised plan that was submitted to them during their meeting.

There being no other speakers, Mr. Tate closed the Public Hearing.

Mr. Looper stated that he felt the addition to the building would be an improvement to the APD.

MOTION: Mr. Hall moved to approve the Variance for building floor area requested by Richard B. Pavlak for the property located at 264 North Main Street subject to the following condition:

1. The building floor shall not exceed 5,760 square feet as presented in the Revised Plan dated received November 25, 1986.

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

MOTION: Mr. Swartz moved to approve the Planning Commission Special Approval submitted by Richard B. Pavlak for the property located at 264 North Main Street subject to the following conditions:

1. Brick and horizontal siding building materials be used.
2. Signs shall not be considered a part of this application.
3. Exterior lighting shall be subject to approval by the City Planner.
4. Dumpster screening shall be subject to approval by the City Planner.

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

There being no further business, the meeting was adjourned.

