

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 28, 1986

Mr. Tate called the meeting to order at 8:00 P.M.

Attendance: Mr. Elmer C. Tate Jr.; Mr. David Hall; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Robert Hosfeld; Mr. Robert C. Chappell (where noted). Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Jon Bormet, Assistant City Manager.

Approval of the minutes of the December 10, 1985 Regular Meeting:

Mrs. Simmons moved to Approve the Planning Commission minutes of December 10, 1985, as written. Mr. Hall seconded the motion. The motion was approved unanimously 5-0.

Mr. Hosfeld moved to Approve the Planning Commission minutes of the December 23, 1985, Special Meeting as written. Mr. Hall seconded the motion. The motion was approved 4-0 with Mr. Tate abstaining.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, February 25, 1986, at 7:30 P.M., to be heard in the City Building:

Kenneth L. and Marian Henderson - Variance of the front yard setback requirement  
Location: 5150 Glenmina Drive

COMMUNICATIONS

None.

PUBLIC HEARINGS

An Ordinance amending Ordinance Number 15-61, the Zoning Ordinance, as amended by Ordinance Number 48-80, the Architectural Preservation District, to establish standards regulating the materials, pattern, texture, features, and cleaning of exterior siding materials for any principal or accessory building located in the Architectural Preservation District.

Mr. Schwab reviewed the proposed ordinance. He stated that this ordinance amends the Architectural Preservation District Section of the Zoning Ordinance. This ordinance was drafted at the request of the Board of Architectural Review to prohibit the use of aluminum or vinyl siding in the Architectural Preservation District.

Mr. Tate opened and closed the Public Hearing.

Mrs. Simmons stated that, in section 5, paragraph d, she objected to mixing the words cement and concrete stating that it should be concrete.

Mr. Hall objected to prohibiting aluminum or vinyl siding in the A.P. District.

Mr. Looper inquired as to the rationale for prohibiting aluminum or vinyl siding.

Mr. Schwab stated that the concern of the BAR is that the application of aluminum or vinyl siding on wood frame buildings tends to deteriorate them. The BAR is also looking at aesthetic considerations.

MOTION: Mr. Looper moved to adopt this Ordinance as written. Mr. Hosfeld seconded the motion. The motion resulted in a 2-2-1 vote with Mr. Hall and Mr. Tate voting against the motion and Mrs. Simmons abstaining. The Proposed Ordinance shall be forwarded to City Council without a recommendation by the Planning Commission.

#### UNFINISHED BUSINESS

None.

Mr. Chappell entered the meeting at this time.

#### NEW BUSINESS

Station House Acres - Record Plan and Conditional Use (Residential Development Plan)

Mr. Schwab presented the Record Plan. The proposed subdivision is located on the South side of Centerville Station Road and East of Black Oak Estates South. The development involves twenty (20) acres and contains thirty-three (33) lots. He stated that this particular plan was recommended for approval by the Planning Commission and approved by City Council in early 1985 with conditions. This subdivision was never recorded, and the approval has since expired. Since the Record Plan is identical to the plan approved by Council, staff recommended approval subject to those conditions placed on the original approval. Those conditions being:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. A storm sewer easement agreement over Park District property adjacent to the plat shall be recorded.

3. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

The developer, Mr. Greimann was in attendance.

Mr. Looper stated that the original plan required sidewalks on both sides of the street and asked if this plan has sidewalks.

Mr. Schwab stated that the construction drawings submitted by the developer were revised and include sidewalks on both sides of the street.

MOTION: Mr. Hall moved to recommend approval of this record plan subject to the staff recommendations. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

#### H. F. Coffman - Lot Split

Mr. Schwab presented the application for a lot split for H. F. Coffman, located in the Hidden Hills Subdivision, Section One (1). The applicant owns two lots, numbers 32 and 31. The applicant has requested to split lot number 31 in half selling the northern half to the owner of lot number 30. The applicant wishes to build a house on the combination of lot 32 and half of lot 31. Staff recommended approval subject to the following conditions:

1. Protective covenants shall be placed on the deeds of the split lots stating that those lots are not buildable lots or can be sold separately
2. The protective covenants shall be subject to approval by the City Attorney.

Mr. Hall asked if there were a minimum lot size required before a lot is recorded.

Mr. Farquhar stated that there was no minimum lot size required by the county.

MOTION: Mrs. Simmons moved to approve the lot split subject to the staff recommendation. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

#### Leonard K. Snell - Site Plan

Mr. Schwab presented the application for a site plan of a new office park to be located on the East side of Loop Road, South of I-675 and North of Alex-Bell Road. The property is approximately 4.6 acres and the applicant has proposed to construct an office park with approximately fifty-one thousand six hundred (51,600)

square feet of building floor area. The buildings are to be clustered together and centered on the property with a parking lot encircling the buildings. The plan shows two hundred sixty-three parking spaces which meets the parking requirement. The plan shows the parking lot abuts the North, East and South property lines with no landscape area in between. The plan shows one (1) access point to Loop Road that is on the lot and two (2) access points to Rentz Way. Rentz Way is a proposed street abutting the North property line of the site. The plan shows sidewalks on both Loop Road and Rentz Way. The proposed lot appears to be located in two (2) zoning districts; B-2, Roadside Business and R-4, Multi-Family. The applicant presented no information concerning the dimensions of the lot or the actual location of the lot on Loop Road. Staff estimated that the size and location of the lot indicates that the Northeast corner of the site is in the R-4 zoning district. If this is the case, that portion of the lot cannot be used for office space or parking for the office park. The Eastern-most access point on Rentz Way which also appears to be in the R-4 area may be permitted to be constructed since its purpose is to provide access for this and other properties. No architectural elevations were submitted as a part of this application. Staff recommended approval subject to a revised plan being submitted to and approved by the Planning Department incorporating all of the following conditions:

1. The site plan shall show the exact location and dimensions of the property proposed for development, including the proposed ownership of the land between Loop Rd. and the apparent property proposed for development.
2. The portion of the office development located in the apparent R-4 Multi-Family zoned land shall be eliminated.
3. A record plan approved by the City shall be recorded with the County dedicating Rentz Way as a public street prior to the staff approval of this plan. The proposed plan for the office park access to Rentz Way shall be evaluated and changed, if necessary, to accommodate the final design of Rentz Way.
4. The location of the intersection of the public street, Rentz Way, and Loop Rd. shall be in accordance with the deed covenant on the land. The intersection shall be at a 90 degree angle instead of the slight angle shown.
5. A five (5) foot wide sidewalk shall be constructed by the developer along Loop Rd. across the entire front of the project.
6. An access easement shall be recorded providing two-way access between Rentz Way and the undeveloped business-zoned land to the East and the South.

7. The curb cut to Loop Rd. shall be widened to permit two-way vehicular travel.
8. The minimum width of all double loaded two-way aisle parking bays shall be 60 feet.
9. Dumpster locations shall be shown on the plan and appropriately screened from view.
10. The south and east property lines shall include a planted strip a minimum of ten feet in width across the entire length of the property line.
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. A plan showing the architectural elevations of the buildings proposed on the site.
14. A plan for all exterior lighting.
15. No sign shall be approved as part of this application, unless additional information is provided of sufficient detail to determine if the sign is in compliance with the City sign requirements.

The Applicants Mr. Paul Striebel and Mr. Vic Green were in attendance.

Mr. Striebel stated that over the past few months he has met with Mr. Schwab and Mr. Feverston as well as with the Fire Department and the County Sanitary Department to make sure the plan addressed all issues. At no time was it pointed out that the property was in two zoning districts. He stated that he did not know that he was required to submit a metes and bounds description of the property.

Mr. Green stated that they will check to see if a portion of the lot is in the R-4 district and if necessary, apply to rezone that portion of the site to B-2. He asked Mr. Schwab if the rezoning map shows a dimension on it for the northern zoning line for the B-2 district.

Mr. Schwab stated that there was no dimension given on the map, however, in scaling the map and proposed development, the development appears to overlap into the R-4 district.

Mr. Striebel stated his property does in fact overlap into the R-4 district. He further stated that he agrees with all of staff's recommendations except for number ten (10). He stated that because of a water line easement that bisects the site, there is little room for a ten (10) foot planting strip on the south and east property lines. He stated that they may be able to have a five foot planting strip, however.

Mr. Hall stated that there is a fundamental problem with this application. He stated that the Planning Commission does not know where the property is or who owns it. It could be anywhere on Loop Road. More detail is needed before a decision can be reached. He stated that he would like to see the topography on the plan given the area involved. There are too many issues that are unresolved that should not be subject to staff approval. He further stated that the Planning Commission should see a revised site plan addressing those issues that staff has raised.

Mr. Schab stated that the concept of using a common retention area for the entire site is desirable, however assurances should be given to maintain and clean the drainage pond on the part of the developer until the entire site is developed.

MOTION: Mr. Hall moved to table this application for additional information to be submitted. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

#### Beechwood One, Section 3 - Sidewalk Bond Release

Mr. Schab stated that the plans for Beechwood One, Section 3, located south of Spring Valley Road and west of Clyo road in the unincorporated part of Washington Township, were originally submitted in 1979 to Centerville Planning Commission for review and approval. At that time, bonds in the amount of \$310,000 for streets and storm sewer system and \$46,000 for sidewalks were required and received by the City of Centerville. In late 1984 after completion of the roadways and storm sewers, Planning Commission released the respective \$310,000 bond. Recently the City received a request for release of the sidewalk bond. Since not all work pertaining to sidewalks is completed yet, it was suggested to the developer that he post a newer, reduced bond for sidewalks.

The so-called "three mile jurisdiction" by Centerville is not enforced anymore. Our Law Director, Mr. Farquhar, determined that the reduced bond should be made out to Washington Township. We were informed by letter from Washington Township (January 8, 1986, Bill Johnson, Service Director) that a bond of \$11,000 by has been received. It is therefore recommended to release the \$46,000 Sidewalk Bond for Beechwood One, Section 3.

January 28, 1986

PC

Page 7

MOTION: Mrs. Simmons moved to release the \$46,000 Sidewalk Bond for Beechwood One, Section 3. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

There being no further business the meeting was adjourned.

*Anna T. [unclear]* 2/25/86