

**CENTERVILLE PLANNING COMMISSION**  
**REGULAR MEETING**  
**Tuesday, February 25, 1986**

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

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

Approval of the minutes of the January 28, 1986 Regular Meeting:

Mr. Looper moved to approve the Planning Commission minutes of January 28, 1986, as corrected. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0. In paragraph two of page 2, change the phrase "one or the other" to read "concrete".

SETTING OF PUBLIC HEARINGS

None.

COMMUNICATIONS

Mr. Schwab stated that the public hearing for the variance for Kenneth L. and Marian Henderson, 5150 Glenmina Drive was cancelled by staff. Research of the front yard setback, the subject of the variance, revealed that a variance was not needed and the proposed changes that would have necessitated a variance could occur without that variance.

UNFINISHED BUSINESS

Leonard K. Snell - Site Plan

MOTION: Mr. Looper moved to remove this application from the table. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

Mr. Schwab stated that staff has met with the applicants during the past month and that they had indicated that they intend to comply with almost all staff recommendations as presented in the Planning Commission meeting. There were, however, no revised drawings available to indicate this agreement.

Mr. Paul Striebel was present representing the applicant. He distributed revised drawings to the Planning Commission Members. The drawings indicated compliance with all the staff recommendations except for number 10, that requiring a green space of ten (10) feet on the east and south property line. He stated that this would be the only item necessary for discussion at this time. He further stated that he had met with Mr.

Archdeacon from Woolpert Consultants and had laid his drawing over that of Mr. Archdeacon and they were virtually identical in terms of the location of Rentz Way and the location of the R-4 zoning boundary. This revised drawing presented at this meeting does now show the metes and bounds of all four sides of the property and the lengths of each property line. Mr. Striebel stated that none of the parking spaces shown are in the R-4 Multi-Family zoned part of the property. He stated that construction drawings are being prepared for Rentz Way so there should be no problem getting the street dedicated. He stated further that there is a ninety (90) degree angle connecting Rentz Way to Loop Road. He further stated that at such time a master plan is prepared for the remainder of that property, a detailed drawing showing the drainage for this site will be indicated. When discussing the building elevations, Mr. Striebel indicated that the plan calls for office space on one floor only. Some of the buildings are shown with one and one half stories mainly to break up the front elevations of the site. Mr. Striebel stated that a sign had not been designed yet but they would have no problem conforming to the Centerville sign ordinance.

Mr. Hall asked if all lighting would be attached to the buildings.

Mr. Striebel stated that the lighting on all of the buildings would be wall-mounted and a "shoe-box" type fixture would be provided in order to provide two to three foot candles of lighting in the parking lot.

Mr. Tate expressed concern that the lighting not be too bright.

Mr. Hall asked what the driveway shown on the southeast corner connects to.

Mr. Striebel advised that it provides access to the property behind the Veterinary Clinic at the corner of Loop Road and Alex-Bell Road.

Mr. Looper asked Mr. Striebel if this proposal was just part of an overall plan for the 20 acres at this location.

Mr. Striebel advised that he has been asked for a proposed master plan for the remaining acreage of this property and it is part of that master plan that the lake shown at the bottom of the proposal would satisfy the retention requirements for the master plan.

Mr. Schab stated that an easement be recorded, subject to the approval of the City Attorney, to allow for the property maintenance of the drainage system proposed for this property since it is off-premises. He further stated that there will probably need to be some fire walls constructed in these buildings and that perhaps these fire-walls will extend above the

roof line and change the appearance of the buildings.

Mr. Striebel stated that fire-walls will not be a problem.

Mr. Looper asked if Mr. Striebel could agree to provide five (5) feet of green space rather than ten (10) feet.

Mr. Striebel stated that he could but he would need to cut off the corner of unit number 17.

Mr. Hall asked if the owners have a problem with the ten feet green space suggesting that since the property was under common ownership perhaps the green-space could be put on the east side of the boundary line.

Mr. Striebel agreed that this might be a good idea.

Mr. Tate suggested making this requirement a part of the master plan.

Mr. Schwab stated a need to look at the sight distance at the curbcuts shown in relation to the future grade on Rentz Way.

Mr. Chappell arrived at this time.

Mr. Striebel distributed a letter stating what his plans as far as meeting the city's requirements. The letter stated that he would comply with all fifteen (15) requirements.

Mr. Schwab stated that to figure the parking requirement the applicant should show the square footage of second story building floor area in case the second story areas are converted to offices.

Mr. Tate felt that the issues of the southeast property line buffers and the retention area were still unresolved.

If a master plan is being prepared showing the buffer line on the other part of the property this would be adequate.

Mr. Looper asked Mr. Schwab if the curbcut at the entrance and exit from Loop would be all the curbcuts allowed for that parcel.

Mr. Schwab advised that was correct.

MOTION: Mr. Hall moved to recommend approval of this application to City Council subject to the staff recommendation and that conditions number 10 and 12 be modified as follows:

10. A deed covenant, approved by the City, requiring a planted strip a minimum of ten feet in width across the entire length of the property east of this property shall be recorded.

12. A stormwater drainage plan shall be approved by the City 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. If the stormwater retention or detention is provided off-site, then a perpetual easement approved by the City shall be recorded to provide for the use and future maintenance of this stormwater drainage system.

Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Mr. Tate suggested to review all four requests for temporary garden centers at one time.

Mr. Schwab stated that four temporary Garden Centers have requested approval to establish their businesses in the City. All four requests are identical to the requests that were approved last year. They are: Kroger Food Stores, Centerville Place Shopping Center, from April 1, 1986 to August 31, 1986; Hidden Valley Fruit Farm, Centerville Square Shopping Center, from April 15, 1986 through July 15, 1986; Hartzell Flowers Inc., Centerville Place Shopping Center, April 15, 1986 through August 31, 1986; and Throckmorton Bros., Inc. Corner of East Franklin and Compark, April 1, 1986 through June 30, 1986.

Staff recommends approval of all the Temporary Garden Centers as submitted.

MOTION: Mrs. Simmons moved to approve applications for all Temporary Garden Centers for the periods of time specified and at the specified locations. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned. The next regular meeting is scheduled for Tuesday, March 25, 1986 at 7:30 P.M. in the Council Chambers.

