

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 25, 1986

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

Attendance: Mr. Dave Hall; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Robert Hosfeld; Mr. Stanley Swartz. Absent: Mr. Elmer C. Tate Jr.; Mr. Robert Chappell. 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; Mr. Mike Haverland, Administrative Intern.

Approval of the minutes of the February 25, 1986, Regular Meeting:

Mrs. Simmons moved to approve the Planning Commission minutes of February 25, 1986, as written. Mr. Looper seconded the motion. The motion was approved 4-0-1 with Mr. Swartz abstaining.

Mr. Hall welcomed Mr. Stanley Swartz as the newest member of the Planning Commission.

SETTING OF PUBLIC HEARINGS

The following items were set for Public Hearing for Tuesday, April 29, 1986, at 7:30 P.M., to be heard in the City Building:

Kettering Bike Shop-Sign Variance
895 South Main Street

The Tipton Group-Sign Variance
33 Meeting House Road (The Woods Apartments)

John G. Black Enterprises - Rezoning from R-O-I to E-C
Location: Area south of Alex-Bell Road and west of Clio Road

Lutheran Social Services of the Miami Valley - Rezoning from WT R-4 and WT Special Use to E-C
Location: 6451 Far Hills Avenue

COMMUNICATIONS

Mr. Schwab stated that the request for a temporary garden center by Throckmorton Brothers and the request submitted by Swartz Landscaping for a mulch sales area had both been withdrawn.

City Council has scheduled a "Town Meeting" for the purpose of reviewing the draft Zoning Ordinance with all interested citizens. The meeting will be held in the Council Chambers on Wednesday, April 16, 1986, at 7:30 P.M. Mr. Schwab stated that each property owner in the City will receive written notification of this "Town Meeting".

Home Builders Association - Directional Signs

Mr. Schwab reviewed the request submitted by the Home Builders Association for three (3) directional signs to be located at the intersection of Spring Valley Road and SR 48. The proposed signs are to be yellow and black in color and measure approximately 22" by 24". The purpose of the signs is to guide the visitors to Homearama located in Washington Creek II from June 6 through June 22, 1986.

MOTION: Mrs. Simmons moved to approve the request by the Home Builders Association for three (3) directional signs to be located at the intersection of Spring Valley Road and SR 48, subject to the following conditions:

1. The signs shall not exceed 22" by 24";
2. The time period for which the signs may be displayed shall be June 6 through June 22, 1986.

Mr. Hosfeld seconded the motion.

Mr. Hall asked how the signs will be posted.

Mr. Jacque Sheley, Executive Director of the Home Builders Association, stated that the signs will be affixed to a single post placed in front of the telephone poles not to exceed six (6) feet in height. If permission is granted from the utility company to place these signs on the poles, they will be posted in this manner.

Mr. Looper stated that by approving this request, the Planning Commission would be opening up the opportunity for other considerations of this type. He stated that the standards have been set in the new Sign Ordinance and they should be followed. If we find that these standards are not working, the Ordinance should be changed to reflect the wishes of the City officials.

Mr. Hosfeld stated that he looked at this request from the other standpoint and wondered whether the request would be adequate.

Mr. Looper stated that he wanted Homearama to do well, however, he was not comfortable in varying from the Sign Ordinance.

The MOTION was approved 4-1 with Mr. Looper voting no.

NEW BUSINESS

Centerville Station, Sec. 2 - Record Plan

Mr. Schwab reviewed the record plan for Centerville Station, Sec. 2, located on the northeast corner of Centerville Station

Road and Clyo Road. The three (3) acre parcel will provide two (2) lots for Office-Service (O-S) use. Thoroughfare improvements to Centerville Station Road will require dedication of right-of-way along the north side as well as sidewalk improvements.

Mr. Schwab pointed out that these improvements have been included on the construction drawings even though they have not been shown on the record plan.

Staff recommended approval of the record plan with the following conditions:

1. The location of the buildings and parking lots shown on the construction drawings is not being approved as part of this record plan.
2. The record plan shall dedicate 43 feet of right-of-way from centerline along Centerville Station Road to the City for public use.
3. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
4. 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.

Mr. Hall stated that the action taken by the Planning Commission concerning this plan would only consider the creation of the two (2) lots. A site plan will be submitted to review the layout of those lots.

Mr. Schab stated that a one (1) acre retention area is proposed for Lot #1 and three quarters (3/4) of an acre retention area is proposed for Lot #2. He stated that in principle, the manner in which the stormwater is being handled is acceptable and should be sufficient.

MOTION: Mr. Looper moved to recommend approval of the record plan for Centerville Station, Sec. 2, subject to the following conditions:

1. The location of the buildings and parking lots shown on the construction drawings is not being approved as part of this record plan.
2. The record plan shall dedicate 43 feet of right-of-way from centerline along Centerville Station Road to the City for public use.
3. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.

4. 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.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

Center-Med Office Company - Site Plan

Mr. Schwab reviewed the site plan submitted by the Center-Med Office Company for a medical office building on a vacant one (1) acre parcel located along the west side of SR 48 at Bradstreet Road in the APD. This application requires review by the BAR, Planning Commission, and final action by the City Council. The parking spaces required are ten (10) spaces, however, the plan proposes forty-five (45) spaces which is well over the minimum requirement.

The proposed access driveway will line up centerline to centerline with Bradstreet Road. The close proximity of the entrance drive to the south (Marian's Pizza) and the proposed driveway is one of the problems on this site.

A two-way driveway will service the site with a one-way circulation in the parking area. Screening will be provided along the west and north property lines to protect the residential and multi-family uses that currently exist. A 2-1/2 foot side grassed strip along the south property line divides the two (2) parking areas. The stormwater retention area is to the rear of the property to control the runoff which would be going east to west on the property.

Staff recommended to approve the application with the following conditions:

1. A new traffic signal head shall be installed facing west at the North Main Street and Bradstreet Road intersection. The design shall be approved by the City Engineer and the cost shall be paid for by the property owner.
2. The City Engineer shall approve the exact alignment and design of the curb cut to North Main Street. The goal shall be to locate the centerline of the curb cut onto North Main Street, as close as practical, to exactly opposite the centerline of Bradstreet Road.
3. The City shall encourage the applicant to work with the adjacent property owner to the south to establish joint use of the applicant's curb cut onto North Main Street.
4. The parking lot aisle on the north side and parallel to north property line shall be widened to 19 feet. The

parking lot aisle on the south side and parallel to the south property line shall be widened to 22 feet. These changes will result in the elimination of four (4) parking spaces.

5. A fire hydrant at a location approved by the Washington Township Fire Department shall be required.
6. Dumpster locations shall be shown on the Plan and appropriately screened from view.
7. 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.

Mr. Hall asked if angled parking had been considered in order to design the proposed one-way circulation.

Mr. Schwab stated that normally angled parking uses more spaces than vertical parking. He stated that the proposed spacing is adequate.

Mr. Alex Luque, architect for the project, stated that the owner is willing to work with the City to make the project a successful one. He stated that the addition of the traffic signal head is a good one, however, they would want to evaluate it after learning the cost factors.

Mr. Luque stated that it is their desire to align the centerline of the curb cut with the centerline of Bradstreet Road, but that would have to be subject to verification of the property lines. Mr. George Reinke has been notified to proceed with this survey and determine the exact property lines on this site. At this point, the property owner to the south has not been approached about a common access. Mr. Luque stated they wanted to get some of the preliminary reviews done by the City to be sure the project did not get any strong objections.

Mr. Luque stated that the area reserved for water retention could be reduced to provide additional parking and/or landscaping based on the designs which will be provided by Mr. Reinke.

Mr. Luque stated that in such a well-developed area to require a fire hydrant seems to place the burden of the cost on the project in order to serve the entire area does seem appropriate. He questioned the placement of a hydrant on this particular property and asked the location of the nearest hydrant to the site.

Mr. Schwab stated that this was a condition of the Fire Department and he was not sure of the spacing they require between hydrants.

Mr. Hall stated he felt that the driveway situation should be resolved before sending the project to Council.

Mr. Luque stated that the timing was critical in order to get the project to Council for the April meeting.

Mr. Hosfeld stated that a traffic signal exists in that area which could control the ingress and egress. It would be ideal to utilize the situation to make the two properties work together with one access point.

Mr. Farquhar stated that the City cannot force that issue since every property is entitled to its own curb cut.

Mr. Robert Booher, contractor for the project, stated that his client is very cooperative and understands the driveway problem. He stated that they are anxious to do the joint driveway, however, they do not know if the property owner to the south will feel the same way. He stated that the only thing they object to is the fire hydrant requirement.

Mr. Looper stated that should the property owner to the south not cooperate with the joint access, a defined separation will be necessary along the south property line.

Mr. Hall stated that he felt that the Planning Commission would not be doing their job by sending this project on to Council without resolving the driveway situation. He stated that they understood the time problems and would be willing to have a special meeting if the issues were resolved before Council's April 14, 1986, work session. Mr. Hall suggested that a special meeting could possibly take place the week of April 7, 1986.

Mr. Swartz stated that the joint driveway situation seems as though it would be acceptable to the property to the south since their customers could utilize it for left turn movements.

MOTION: Mrs. Simmons moved to table the site plan for the Center-Med Office Company. Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned. The next regular meeting is scheduled for Tuesday, April 29, 1986 at 7:30 P.M. in the Council Chambers.


Via Chairman