

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 29, 1986

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Dave Hall; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl Schab, City Engineer; Mr. Robert Burns, Legal Counsel; Mr. Steve Feverston, Assistant City Planner.

Approval of the minutes of the April 8, 1986, Special Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of April 8, 1986, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 7-0.

Mr. Bernard Samples, Chairman of the Zoning Task Force, introduced himself to the Planning Commission. He stated that City Council had, at their Monday Work Session, given their consent to formally present the Draft Zoning Ordinance to the Planning Commission to be set for public hearing at their next regular meeting. Copies of the Draft Ordinance will be sent to each Commissioner in packets on Friday.

SETTING OF PUBLIC HEARINGS

The following items were set for Public Hearing for Tuesday, May 27, 1986, at 7:30 P.M., to be heard in the City Building:

- A. An Ordinance Enacting Revised Zoning Districts And Regulations For The City Of Centerville, Ohio In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code. Also, This Ordinance Repeals Ordinance No. 15-61, The Zoning Ordinance Of Centerville, Ohio-1961 And All Amendments Thereto.
- B. An Ordinance Establishing A Schedule Of Fees For Certain Applications And Permits Required By The Zoning Ordinance Of The City Of Centerville, Ohio, And Other Ordinances Of This Municipality Which May Be Specified Herein.
- C. An Ordinance Establishing A Planning Commission For The City Of Centerville, Ohio In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code. This Ordinance Repeals Ordinance No. 2-39, To Create A City Planning Commission For The Village Of Centerville, Montgomery County, Ohio, As Amended By Ordinance No. 6-60, Ordinance No. 25-69, Ordinance No. 51-69, Ordinance No. 16-74, Ordinance No. 76-75, And All Amendments Thereto.

COMMUNICATIONSBoy Scout Troops 425, 516, 524 - Temporary Tent Sale

Mr. Schwab reviewed the request submitted by the Boy Scouts to conduct a Temporary Tent Sale at the Centerville Place Shopping Center. The sale will be located on the vacant out lot next to the temporary garden center. The sale will be held from August 20 - 23, 1986. Staff recommended approval with the condition that prior to the erection of the tent, a City building permit and a permit from the Washington Township Fire Dept. shall be obtained.

MOTION: Mr. Looper moved to approve the request by the Boy Scouts with the condition that prior to the erection of the tent, a City building permit and a permit from the Washington Township Fire Dept. shall be obtained. Mr. Hosfeld Seconded the Motion. The Motion was approved unanimously 7-0.

Linclay Corporation - Lot Split

Mr. Schwab reviewed the request submitted by the Linclay Corporation to split the Cross Pointe Center property into three lots. The northernmost portion is currently undeveloped and this lot would contain approximately fourteen and two thirds (14.66) acres. The center portion, where the Shopping Center is located, this lot would contain approximately twenty five and eight tenth (25.8) acres. The remaining one and eight tenths (1.8) acre tract would be the third lot. This parcel is currently undeveloped. This proposed lot would be significantly smaller than the minimum lot size requirement of ten (10) acres for B-3 zoned land. Staff Recommended approval subject to the following conditions:

1. The split of the 1.8098 acre parcel shall be conditioned upon the recording of deed restrictions on the parcel approved by the City Attorney incorporating the following provisions:
  - a. A cross easement for parking between the 25 acre parcel and the 1.8 acre parcel;
  - b. An easement for vehicular access to the 1.8 acre parcel from the 25 acre parcel;
  - c. The deed shall specifically prohibit direct vehicular access from the 1.8 acre parcel to SR-725 or Alex-Bell Rd. unless approved by the City of Centerville.
  - d. The City of Centerville shall be included as a party to all the deed restrictions with the approval of the City required before any restriction may be waived or modified.

Mr. Hall stated that he has reservations about splitting off the one and eight tenths (1.8) acre parcel. He felt that the City could not effectively restrict access on to Alex-Bell Road and would like staff to consult Mr. Farquhar the City Attorney on this issue and the Planning Commission should table this request until an opinion from Mr. Farquhar is rendered.

Mrs. June Roeland, Manager of Cross Pointe Center, stated that the intention of the Linclay Corporation is to split the developed portion of the property from the undeveloped portions for insurance purposes. Those deed restrictions limiting access to the out lot as recommended by staff are acceptable to the Linclay Corporation.

MOTION: Mr. Looper moved to table this request for a lot split. Mr. Hall seconded the motion. The motion was approved unanimously 7-0.

#### PUBLIC HEARINGS

Mr. Feverston excused himself from the meeting at this time due to a possibly conflict of interest.

#### Kettering Bike Shop - Sign Variance

Mr. Schwab reviewed the request by Kettering Bike Shop to permit two (2) wall signs on the corner building location in the Centerville Square Shopping Center at SR 48 (South Main Street) and Spring Valley Road. The proposed sign area on the east wall is 27 square feet and the south wall is 48 square feet for a total of 75 square feet. Mr. Schwab stated that the proposed sign area is permitted, however, that sign area must appear as one (1) sign only. The applicant is requesting a total of 75 square feet for two (2) signs in order to get better visibility from the south.

Staff recommended that the variance request be denied based on the fact that this is not a unique situation.

Mr. Tate opened the public hearing.

Mr. Roy Boucher, attorney for Kettering Bike Shop, stated that the uniqueness of the property is that the business is located in a shopping center which is situated behind buildings which front on SR 48. This blocks the view of the business from potential customers traveling SR 48. He stated that although the business is not unique simply because it is a corner business, the location of it behind these other businesses make it unique. Mr. Boucher stated that the Anchor Hocking Shop located in Cross Pointe Centre was granted a variance for signs on three (3) different walls in March of last year.

Mr. Looper pointed out that the Sign Ordinance is a very new

document (adopted in June of 1985) and should be enforced in the manner in which it was adopted. If the current guidelines in the Ordinance are not working to the satisfaction of the City, then those guidelines should be changed. He stated further, that the ANchor Hocking variance was approved under the old Sign Ordinance. The reason the new Sign Ordinance was adopted was to eliminate sign clutter, not promote it.

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

Mr. Chappell asked if identification signs for the shopping center existed.

Mr. Schwab stated that one (1) sign is situated along SR 48 as part of the bank sign which identifies the shopping center and one (1) identification sign is along Spring Valley Road which does have nameplates for each occupant of the center.

Mr. Harry Tegtmeyer, applicant, stated that they do get visibility from the sign on the east elevation, however, they would get greater visibility with a sign also on the south elevation.

Mr. Hall stated that the City does have a Sign Ordinance in place that was recently adopted and it should be enforced.

MOTION: Mr. Looper moved to deny the request by Kettering Bike Shop for a sign variance. Mr. Hall seconded the motion. The motion was approved 4-3 with Mr. Hosfeld, Mrs. Simmons, and Mr. Tate voting no.

Mr. Feverston returned to the meeting at this time.

#### Tipton Group, Inc. - Sign Variance

Mr. Schwab reviewed the variance application submitted by the Tipton Group for the Woods Apartments located at 33 Meting House Road proposing three (3) groundmounted sign instead of the one (1) ground mounted sign as permitted. Two (2) of the signs would be located at the entrance drive, one (1) single- face sign along each side. The third sign requested is a "Welcome" sign to be placed in the boulevard area of the entrance drive several hundred feet from Bigger Road.

Staff recommended that the request be denied based on the Sign Ordinance which allows only one (1) sign per property and there is no unique situation to this particular property which would demand more than the permitted signage.

Mr. Tate opened the public hearing.

Ms. Phyllis Lucia, representing the Woods Apartments, stated that the purpose of the variance is to simply beautify the entrance drive by placing the identification signs along each side of the drive to be placed on brick walls.

Mr. Jim Cotter, Cotter Advertising, stated that the signs proposed for the project are architecturally beautiful and would blend in with the architecture of the existing buildings in the complex. The sign materials to be used are cast aluminum letters to be mounted on a brick structure. He stated that the "Welcome" sign should not be considered a sign since it is to set back 200 feet and it is a message other than an advertising sign.

Mr. Pat Kelly, landscaper for the project, stated that the proposed signage is to make the complex appear to be more of the Williamsburg character and define the entrance by tying in the use of the brick into the signs. He stated that the existing sign is placed in a "v" configuration and the proposed would be as if they took the existing sign and split it in half and relocated them to each side of the entrance drive.

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

Mr. Hall stated that he was not convinced that more than one (1) sign was necessary for the complex.

Mr. Chappell stated that he questioned the necessity of two (2) signs at the entrance drive, but did not object to the "Welcome" sign. Mr. Tate pointed out that the "Welcome" sign could be screened in such a manner that it would not be visible from the public right-of-way. If this were the case, the sign would be permitted.

MOTION: Mr. Hall moved to deny the variance request submitted by the Tipton Group for the Woods of Centerville. Mr. Looper seconded the motion. The motion was approved unanimously 7-0.

At this time, Mr. Tate directed staff to present the rezoning and conditional use applications for John G. Black Communities, Inc. and Lutheran Social Services of the Miami Valley together.

#### John G. Black Communities - Rezoning and Conditional Use

Mr. Schwab reviewed the application submitted by John G. Black Communities to rezone a 46.25 acre tract along the west side of Clys Road, south of Alex-Bell Road and north of East Franklin Street from R-O-I to E-C. The surrounding land use to the north is multi-family residential; to the south is single family residential, agriculture, and vacant; to the east is Clys Road; and, to the west is vacant and quasi-public (swim club).

Staff recommended approval of the rezoning application based on

the following points:

1. The adjacent railroad has been abandoned which was a major factor in the industrial zoning of this land.
2. Large tracts of vacant industrially zoned land exist within the City.
3. The remaining vacant industrially zoned land would be predominately situated along the I-675 corridor where industrial development would more likely occur.
4. The Entrance Corridor zoning classification would permit more flexibility and control in the development of this unique parcel of land situated in the center of the current City limits.
5. The Entrance Corridor zoning classification would permit consideration to be given to by the City to residential development of this land.

#### Conditional Use

Mr. Schwab reviewed the request by John G. Black Communities for a conditional use which proposes a project of detached condominium units. The project is being considered in two (2) ways. The first, Option A, would have 210 units for a density of 4.98 dwelling units per acre. Should the applicant be able to purchase the railroad right-of-way which travels through the project area, Option B proposes 225 units for a density of 4.87 dwelling units per acre. A public street is proposed through the plat which would have the potential of linking through to existing Zengel Drive. The proposed parking allows two (2) garage spaces per dwelling unit.

Staff recommended approval of the conditional use application with the following conditions:

1. Deer Run Rd. traversing the project from Clyo Rd. toward Zengel Dr. shall be a public dedicated street and shall be recorded prior to the issuance of a zoning certificate for this project.
2. Buildings located adjacent to Clyo Rd. shall be setback a minimum of 50 feet from the right-of-way line.
3. Building located adjacent to Deer Run Rd. (the public street) shall be setback a minimum of 30 feet from the right-of-way line.
4. Building located adjacent to the outside property lines of the tract shall be setback a minimum of 30 feet from that property line.

5. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.
6. The developer shall at his cost construct a Clyo Rd. median break and left turn stacking lane at the northern entrance drive to the development. The design of this improvement shall be approved by the City Engineer.
7. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one (1) through lane between cars parked on each side of the street.
8. A minimum 78 foot in diameter turn-around shall be required at the end of each roadway cul-de-sac.
9. All proposed street names shall be approved by the Washington Township Fire Department.
10. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
11. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
12. Building walls shall require one (1) hour fire walls for separation as provided in the Fire Code.

Mr. Tate opened the public hearing.

Mr. Greg Taylor, representing John G. Black Communities, stated that the proposed units will be an average of 2,000 square feet each at a cost of about \$125,000 per unit. He stated that this is a new concept in condominium projects which seems to appeal to families that prefer a single family environment, but do not want the maintenance that goes with it. Mr. Taylor stated that currently there are three (3) codes being used to determine building separation. He stated that it was his understanding that the City is considering a new code that reduces the amount of separation between buildings in a situation of this nature. He asked if this code were adopted by the City and the amount of separation was reduced at the time building permits were issued, if the condition for fire walls could be deleted from the approval as long as they meet the new code

The members of the Planning Commission felt that was a reasonable request.

Mr. Art Foland, resident of Whispering Oaks, was concerned about adequate parking for the project.

Mr. Carl Zengel felt that the proposal was a good one. He stated that Zengel Drive should be cut through to the Pleasant Hill subdivision and that the nearest building line should be 30 feet as staff suggested.

Mr. Don Martinovich, resident of Whispering Oaks, was concerned about the building lines of the new condominiums in relation to their existing units in Whispering Oaks.

Mr. Taylor stated that the wooded vegetation would not be disturbed since it is a part of the Whispering Oaks project.

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

Mr. Chappell asked about park facilities that might be available to the new residents of this project.

Mr. Schwab stated that the recommendation of the Park District was that the link to Zengel Drive is essential in order to provide the residents of the project with park facilities.

MOTION: Mr. Hall moved to recommend approval of the rezoning application submitted by John G. Black Communities for 46.25 acres located south of Alex-Bell Road and west of Clyo Road from R-O-I to E-C. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to recommend approval of the conditional use application submitted by John G. Black Communities for the Deer Run Condominium project with the following conditions:

1. Deer Run Rd. traversing the project from Clyo Rd. toward Zengel Dr. shall be a public dedicated street and shall be recorded prior to the issuance of a zoning certificate for this project.
2. Buildings located adjacent to Clyo Rd. shall be setback a minimum of 50 feet from the right-of-way line.
3. Building located adjacent to Deer Run Rd. (the public street) shall be setback a minimum of 30 feet from the right-of-way line.
4. Building located adjacent to the outside property lines of the tract shall be setback a minimum of 30 feet from that property line.
5. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.



6. The developer shall at his cost construct a Clyo Rd. median break and left turn stacking lane at the northern entrance drive to the development. The design of this improvement shall be approved by the City Engineer.
7. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one through lane between cars parked on each side of the street.
8. A minimum 78 foot in diameter turn-around shall be required at the end of each roadway cul-de-sac.
9. All proposed street names shall be approved by the Washington Township Fire Department.
10. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
11. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
12. The fire codes which are in effect at the time of the issuance of building permits are to determine the need of fire walls based on the required amount of separation between buildings.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Mr. Hall excused himself from the meeting at this time.

Lutheran Social Services of the Miami Valley - Rezoning and Conditional Use

Mr. Schwab revised the rezoning application submitted by Lutheran Social Services of the Miami Valley for 83.90 acres of land located along the west side of SR 48 opposite the intersection of SR 48 and Fireside Drive from WT R-4 and WT-SU to E-C. The surrounding land uses include single-family residential to the north, south and west; and commercial to the east.

Staff recommended to approve the rezoning application based on the following:

1. The City Master Plan designates quasi-public or private land use of this parcel. The elderly housing retirement complex expansion is in accordance with this land use designation.

2. The City Policy Plan directs the City to cooperate with administrator/owners of facilities providing for the special needs of elderly citizens. Monitor demographic trends to assure that the City will remain responsive to the needs of an increasing population of older residents.

#### Conditional Use

Mr. Schwab reviewed the conditional use application submitted by Lutheran Social Services of the Miami Valley for a continuation of the development of 32 garden homes for the elderly. These units would consist of ten (10) single-family units, seven (7) two-family units, and two (2) four-family units. Thirty-two (32) garage spaces are provided and 32 spaces in front of these garages are provided.

Staff recommended approval of the conditional use application with the following conditions:

1. Emergency vehicular access and pedestrian access to Brookway Rd. shall be provided. The emergency access road shall be a 10 foot wide asphalt lane capable of supporting a 75,000 lbs/sq. ft. load and blocked by a locked gate (openable by bolt cutters) at the end of Brookway Rd.
2. All proposed street names shall be approved by the Washington Township Fire Department.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. Detailed storm water drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
5. The plan for all exterior lighting shall be subject to the approval of the City Planner.
6. Dumpster location and screening shall be subject to the approval of the City Planner.
7. A detailed screening landscape plan approved by the City Planner shall be submitted.

Mr. Tate opened the public hearing.

Mr. John Judge, representing Lutheran Social Services of the Miami Valley, stated that they were in agreement with the staff recommendations. He did question the need for screening for the project. He stated further that they would prefer not to have the emergency access be a paved roadway, but would prefer possibly a gravel roadway.

Mr. Tate stated that as a part of E-C zoning, a landscape plan is required.

Mr. Russ Dustman, resident of Shadybrook Lane, stated that the Bethany Lutheran Village have been good neighbors over the years. He stated that he was concerned about two (2) items. The first was that he felt that since the Zoning Ordinance was set for public hearing for the May meeting, perhaps the rezoning should wait to take place when the new zoning Ordinance becomes effective. His second concern was if the residents within 500 feet would be notified of any further development under this E-C zoning. Mr. Dustman stated that he was also concerned about the drainage ditch on the north end of the property. With the development of this property, there will be further drainage problems. He stated that ditch work is now being done in the area of Voss Chevrolet and feels that will create more severe problems on the property.

Mr. Tate stated that the rezoning application has to be reviewed since the applicants are ready to development their land at this time and the Zoning Ordinance, if adopted, will not be effective for several months.

Mr. Carl Zengel stated that it appeared that the proposed cottages would be set back from the existing houses approximately 70 to 90 feet.

Mr. Judge stated that was correct.

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

Mr. Schwab stated that the Fire Department at one time encouraged gravel type emergency access roadways; however, with the volunteers making up the bulk of the manpower on these fire calls, they are not always aware that these emergency roadways exist. If they see a paved surface, there would be no question as to the direction the roadway would take.

Mr. Judge suggested that a base be put in and markers be placed on each side of the roadway for its entire length.

Mr. Tate stated that the construction of the roadway should be discussed with and approved by the Washington Township Fire Department.

MOTION: Mr. Looper moved to recommend approval of the rezoning application submitted by Lutheran Social Services of the Miami Valley for the 83.9 acre parcel located along the west side of SR 48 at Fireside Drive from WT R-4 and WT-SU to E-C. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mrs. Simmons moved to recommend approval of the April

conditional use as submitted by Lutheran Social Services of the Miami Valley for the 32 garden homes to be located in Bethany Lutheran Village with the following conditions:

1. Emergency vehicular access and pedestrian access to Brookway Rd. shall be provided. The emergency access road shall be a 10 foot wide asphalt lane capable of supporting a 75,000 lbs/sq. ft. load and blocked by a locked gate (openable by bolt cutters) at the end of Brookway Rd.
2. All proposed street names shall be approved by the Washington Township Fire Department.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. Detailed storm water drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
5. The plan for all exterior lighting shall be subject to the approval of the City Planner.
6. Dumpster location and screening shall be subject to the approval of the City Planner.
7. A detailed screening landscape plan approved by the City Planner shall be submitted.

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

#### UNFINISHED BUSINESS

None.

#### NEW BUSINESS

##### Tifton Greens - Conditional Use

Mr. Schwab reviewed the request for a conditional use for Tifton Greens located south and east of Clyo Road extension and adjacent to Greenbrier Commons. The 76 condominium units will be situated on 17.505 acres for a density of 4.34 dwelling units per acre. The 215 total parking spaces are divided into 152 garage spaces and 63 open spaces for an average of 2.83 spaces per dwelling unit.

Staff recommended approval of the conditional use with the following conditions:

1. A revised site plan, subject to approval by the City Planner, shall be submitted that incorporates the following changes:
  - a. Norwich Lane shall be extended along the southern portion of the property from Olde Greenbrier Lane to the west property line.
  - b. This extended section of Norwich Lane shall be a public dedicated street, shall be recorded prior to the issuance of a zoning certificate for this project and shall be improved in accordance to the subdivision regulations of the City of Centerville, Ohio.
  - c. The intersection of Clyo Road and Pinehurst Trail shall be relocated to the east to match the location of the curb-cut presently under construction.
  - d. Pinehurst Trail shall intersect Clyo Road at a right angle to Clyo Road.
  - e. Pinehurst Trail shall be extended to the south and connect to the new extended section of Norwich Lane.
  - f. Golf Court shall be situated no closer than one hundred (100) feet to the right-of-way line of the extended Norwich Lane.
  - g. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one through lane between cars parked on each side of the street.
  - h. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.
  - i. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.
  - j. Buildings located adjacent to the outside property lines of the tract shall be setback a minimum of 30 feet from that property line.
  - k. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.

2. A cross easement for vehicular access between Masters Court in the Tifton Greens Condominiums and Glastonbury Lane in the Greenbrier Commons Condominiums shall be approved by the City Attorney and legally recorded. The City of Centerville shall be included as party to this easement and approval by the City shall be required before this easement is modified or waived.
3. All proposed street names shall be approved by the Washington Township Fire Department.
4. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. John Judge, representing Tifton Greens, stated that to relocate the intersection of Clyo Road and Pinehurst Trail to the east would require reworking the layout. He suggested that the City could make a minor change to the construction drawings for Clyo Road in order to make the layout for Tifton Greens work property. He stated that their plan was submitted prior to the contract being signed for the construction Clyo Road. He stated that in earlier discussions that location for that intersection was not that firm and they are requesting that their intersection be observed.

Mr. Schab stated that to move this intersection would be no minor change. He stated further that Council reviewed the plans for Clyo Road approximately eight (8) months ago and determined where the breaks in the center island should occur. The work has already begun and it would be a major change to the construction.

Mr. Judge stated that the extension of Norwich Lane along the southern portion of the property from Olde Greenbrier Lane to the west property line could be incorporated into the plan, however, this would have to be constructed in the final stages of development since the property is being acquired phase-by-phase from north to south. Regarding the staff recommendation that the buildings located adjacent to the outside property lines be a minimum setback of 30 feet, Mr. Judge requested that the setback be changed to 20 feet.

MOTION: Mr. Chappell moved to recommend approval of the conditional use for Tifton Greens subject to the following conditions:

1. A revised site plan, subject to approval by the City Planner, shall be submitted that incorporates the following changes:

- a. Norwich Lane shall be extended along the southern portion of the property from Olde Greenbrier Lane to the west property line. Proper bonding should occur to insure the construction of Norwich Lane. The construction of Norwich Lane shall occur at the time the final section is developed.
- b. This extended section of Norwich Lane shall be a public dedicated street, shall be recorded prior to the issuance of a zoning certificate for this project and shall be improved in accordance to the subdivision regulations of the City of Centerville, Ohio.
- c. The intersection of Clyo Road and Pinehurst Trail shall be relocated to the east to match the location of the curb-cut presently under construction. Any change in the location of this intersection must meet with the approval of the City Engineer.
- d. Pinehurst Trail shall intersect Clyo Road at a right angle to Clyo Road.
- e. Pinehurst Trail shall be extended to the south and connect to the new extended section of Norwich Lane.
- f. Golf Court shall be situated no closer than one hundred (100) feet to the right-of-way line of the extended Norwich Lane.
- g. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one through lane between cars parked on each side of the street.
- h. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.
- i. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.
- j. Buildings located adjacent to the outside property lines of the tract shall be setback a minimum of 20 feet from that property line.
- k. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.

2. A cross easement for vehicular access between Masters Court in the Tifton Greens Condominiums and Glastonbury Lane in the Greenbrier Commons Condominiums shall be approved by the City Attorney and legally recorded. The City of Centerville shall be included as party to this easement and approval by the City shall be required before this easement is modified or waived.
3. All proposed street names shall be approved by the Washington Township Fire Department.
4. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

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

#### Centerville Station, Sec. Two - Site Plan

Mr. Schwab presented the proposed site plan for Centerville Station, Section 2 to construct two office buildings on each of the two lots. The property is located on the northeast corner of Clyo Road and Centerville Station road behind the First National Bank. The zoning on the parcels is O-S, Office Service. Each lot is twenty thousand (20,000) square feet in area. There are eight (8) office units on each lot. Each lot is required to have forty (40) parking spaces. Lot 1 has forty-eight (48) spaces and lot 2 has fifty-six (56) spaces. Staff recommended approval subject to the following conditions:

1. Eliminate the raised median shown in the throat of the driveway onto Clyo Rd.
2. On each lot the two side-by-side parking bays shall be joined by a two-way driveway at the presently shown dead end.
3. All evergreen heights shown on the plan shall refer to the height at planting. Each evergreen planted shall have a height at maturity exceeding six feet.
4. Dumpster locations and screening shall be approved by the City Planner.
5. All exterior lighting shall be approved by the City Planner.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.



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.
8. No zoning certificate shall be issued concerning this application until the Centerville Station Sec. Two Record Plan approved by the City Council is recorded.

Mr. Bob Archdeacon, Woolpert Consultants, was in attendance. He stated that the median in the driveway to Clyo Road is a painted median and not a raised median. He further stated that he has no objections to the recommendations presented by Mr. Schwab.

MOTION: Mrs. Simmons moved to approve the Site Plan for Centerville Station, Section Two, with the following conditions:

1. Eliminate the raised median shown in the throat of the driveway onto Clyo Rd.
2. On each lot the two side-by-side parking bays shall be joined by a two-way driveway at the presently shown dead end.
3. All evergreen heights shown on the plan shall refer to the height at planting. Each evergreen planted shall have a height at maturity exceeding six feet.
4. Dumpster locations and screening shall be approved by the City Planner.
5. All exterior lighting shall be approved by the City Planner.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
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.
8. No zoning certificate shall be issued concerning this application until the Centerville Station Sec. Two Record Plan approved by the City Council is recorded.

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

Interstate Executive Center - Record Plan

Mr Schwab presented the requested Record Plan. He stated that

this plan would satisfy a condition placed on the approval of the Snell Office Park to record Rentz Way as a public street. The location of the property is on the East side of Loop Road opposite the Gold Circle Shopping Center. The property is zoned B-2 and contains approximately four and seven tenths (4.7) acres. Rentz Way will intersect Loop Road slightly north of the northernmost curb cut of Gold Circle. Staff recommended approval of this record plan subject to the following conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. 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.
3. A temporary asphalt cul-de-sac having a radius of forty-five (45) feet shall be constructed at the end of Rentz Way. The design of the cul-de-sac shall be subject to approval by 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.

Mr. Schwab stated that if 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.

Mr. Bob Archdeacon, Woolpert Consultants, was in attendance. He stated that he has no objections to the recommendations presented by Mr. Schwab except for the recommendation that would require a ninety foot diameter turn-around at the end of Rentz Way. He stated that the only development off of Rentz Way is the Snell Office Park which has an entrance off Loop Road and Rentz Way. Rentz Way will eventually tie into Alex-Bell road.

Mr. Tate stated that he sees no practical use for a turn-around at this location.

Mr. Schwab stated that this is a recommendation from the Washington Township Fire Department. Given the length of this stub street, the Fire Department deemed this turn-around necessary.

MOTION: Mr. Hosfeld moved to approve the Interstate Executive Center Record Plan subject to the following Conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.

2. 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.
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. If 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.

#### State Route 48 - Street Dedication

Mr. Schwab presented the request by the McDonalds Corporation to construct an entrance onto State Route 48 across from the main entrance to Centerville Place Shopping Center. This plan will be recorded plat. The majority of this plat is outside the Centerville Corporate Limits. A thirty (30) foot wide parcel, measured from the centerline of SR 48 that contains approximately one-half (.5) acre is the portion of this lot in Centerville and subject to review by the City. Staff Recommended approval of this record plan subject to the following conditions:

1. An additional twelve (12) feet of pavement shall be added to the width of the approach area of the access drive to allow for a dedicated left turn lane onto SR 48.
2. The alignment of the access drive shall be subject to approval by the City Planner.
3. A striping plan shall be submitted subject to approval by the City Engineer.
4. All traffic signalization shall be installed at the cost of the developer subject to approval by the City Engineer.
5. A stormwater drainage plan, pertaining only to roadside stormwater disposal, shall be submitted subject to approval by the City Engineer.
6. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
7. 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. Bob Archdeacon, representing the applicant, was in attendance. He stated that he has no objections to the recommendations presented by Mr. Schwab

Mr. Tate asked Mr. Schwab if there is ample room to connect this frontage road to the existing frontage road by Marco Lane and if so, how will stormwater drainage be handled.

Mr. Schwab stated that this plan does not connect the proposed road to the frontage road to the south. He further stated that the connection between the two (2) roads would occur outside the City, the City would not be a party to that improvement.

Mr. Archdeacon stated that Washington Township does not want to connect the two (2) roads at this time since the road to the south has not been accepted for maintenance by the Township.

MOTION: Mr. Looper moved to approve the Record Plan for street dedication to State Route 48 with the following conditions:

1. An additional twelve (12) feet of pavement shall be added to the width of the approach area of the access drive to allow for a dedicated left turn lane onto SR 48.
2. The alignment of the access drive shall be subject to approval by the City Planner.
3. A striping plan shall be submitted subject to approval by the City Engineer.
4. All traffic signalization shall be installed at the cost of the developer subject to approval by the City Engineer.
5. A stormwater drainage plan, pertaining only to roadside stormwater disposal, shall be submitted subject to approval by the City Engineer.
6. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
7. 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 6-0.

Williamsburg South - Record Plan

Mr. Schwab presented the Record Plan for Williamsburg South. He stated that like the previous record plan, the only portion of the plat would be the right-of-way along State Route 48. The bulk of the plat is in the unincorporated portion of Washington Township. Lot 1, adjacent to SR 48, is not planned for development at this time. A new phase of apartment buildings shall be constructed on lot 3. A recorded section of Sheehan Road is situated along the south lot line of lot 1 where access may be provided to that lot. Staff Recommended approval of the record plan with the following condition:

1. The City approval shall be conditioned upon the addition of a plat covenant to the record plan approved by the City Attorney incorporating the following provisions:
  - a. The plat covenant shall specifically prohibit direct vehicular access from the Lot number 1 of the Record Plan to SR-48 unless approved by the City of Centerville;
  - b. The City of Centerville shall be included as a party to this plat covenant and the approval of the City shall be required before this restriction may be waived or modified.

Mr. Bob Archdeacon, representing the applicant, was in attendance. He stated that he has no objections to the recommendations presented by Mr. Schwab

MOTION: Mr. Chappell moved to approve the Record Plan for Williamsburg South with the following conditions:

1. The City approval shall be conditioned upon the addition of a plat covenant to the record plan approved by the City Attorney incorporating the following provisions:
  - a. The plat covenant shall specifically prohibit direct vehicular access from the Lot number 1 of the Record Plan to SR-48 unless approved by the City of Centerville;
  - b. The City of Centerville shall be included as a party to this plat covenant and the approval of the City shall be required before this restriction may be waived or modified.

Mr. Looper 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, May 27, 1986 at 7:30 P.M. in the Council Chambers.



