

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 29, 1986

Mr. Tate called the meeting to order at 7:45 P.M.

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

Approval of the minutes of the June 24, 1986, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of June 24, 1986, as written. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

Approval of the minutes of the July 15, 1986, Special Meeting:

MOTION: Mrs. Looper moved to approve the Planning Commission minutes of July 15, 1986, as written. Mrs. Simmons seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Roy and Jill Parsons - Lot Split

Mr. Schwab reviewed the request submitted by Roy and Jill Parsons for a lot split on a parcel of land located at 7665 Clyo Road. The zoning on the 40,000+ square foot parcel is R-O-I. The proposal is to split the lot into two (2) separate lots, one of which would have the existing house and garage located on it and the other would be vacant at this time.

Staff was unable to approve the lot split administratively because even though the minimum lot area is satisfied, the minimum lot frontage is just under the minimum requirement of 100 feet. Lot #1 is proposed to have a lot frontage of 97.34 feet and Lot #2 is proposed to have a 92.4 foot frontage.

Staff recommended to approve the lot split subject to the following conditions:

The split of the lot shall be conditioned upon the recording of deed restrictions on the parcel approved by the City Attorney incorporating the following provisions:

1. A cross easement for vehicular access to the existing curb cut to Clyo Road;
2. The deed shall specifically prohibit the creation of a new access driveway from either lot to Clyo Road unless approved by the City of Centerville;

3. 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. Roy Parsons, applicant, was present to discuss the proposal. He agreed that the conditions of approval by the City were reasonable.

MOTION: Mr. Looper moved to approve the Lot Split as requested by Roy and Jill Parsons subject to the following:

The split of the lot shall be conditioned upon the recording of deed restrictions on the parcel approved by the City Attorney incorporating the following provisions:

1. A cross easement for vehicular access to the existing curb cut to Clyo Road;
2. The deed shall specifically prohibit the creation of a new access driveway from either lot to Clyo Road unless approved by the City of Centerville;
3. 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. Chappell seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Bob and Marie Willner - Variance of Front Yard Building Requirement

Mr. Schwab reviewed the variance request by Bob and Marie Willner for a front yard building setback for the property located at 7974 Bigger Road. The proposed setback along Centerville Station Road is 39 feet instead of 50 feet and 49 feet instead of 50 feet along Bigger Road. Mr. Schwab stated that for a reason staff is unable to determine, the houses in this area along Centerville Station Road were built within the setback requirement. This problem was discovered as result of a transfer of property. The mortgage company wants assurance that should the existing house be destroyed in some manner, it could be rebuilt in the same location on the property. Even though the adopted Zoning Ordinance which will become effective September 16, 1986, would recognize the setback of the house to be within the requirements, the variance will remain with the property should the issue come forward in the future.

Staff recommended that the variance be approved as requested.

Mr. Tate stated that in looking at the aerial photographs of the immediate area, there were several houses along Centerville Station Road which were built at the same setback as the house in question.

Mr. Tate opened the public hearing.

Mrs. Sally Beals, former owner of the property, stated that they were not aware of the situation until it was discovered during the transfer of property. She stated that evidently of the twelve (12) lots within this subdivision, at least five (5) of them were built at the improper setback.

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

MOTION: Mrs. Simmons moved to approve the variance requested by Bob and Marie Willner for a front yard building setback for the property located at 7974 Bigger Road. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Hills Developers - Conditional Use

Mr. Schwab reviewed the conditional use application submitted by Hills Developers for a 456 residential multi-family condominium project to be located on the northwest corner of Alex-Bell Road (SR 725) and Bigger Road. The current zoning on the 56.297 acre tract is E-C and is proposed to be developed at a density of 7.96 dwelling units per acre. The proposed number of parking spaces for the entire project totals 1017--879 will be open spaces and 138 will be covered spaces for an average of 2.23 spaces per unit. The project area is bordered by Greenbrier Condominiums to the west, the Dayton Power and Light Service Center to the north, Bigger Road to the east, and Alex-Bell Road (SR 725) to the south. Willow Creek travels through the project site to the southeast and, therefore, may influence the developers to name the project to give it the identity of the area. Three entrance drives will serve the project--two (2) accessing from Bigger Road and one (1) from Clyo Road.

Staff recommended that the conditional use be approved subject to the following conditions:

1. Sixty feet of right-of-way from the centerline of Alex-Bell Rd. across the front of the property shall be dedicated to the City.

2. The major internal streets within the development that connect the two vehicular access drives to Bigger Rd. and the access drive to Clyo Rd. shall be public dedicated streets constructed in accordance with the City Subdivision Regulations.
3. All private streets shall be constructed to standards contained within the City Subdivision Regulations excepting width.
4. The centerline of the southernmost driveway onto Bigger Rd. shall match the centerline of the driveway on the east side of Bigger Rd. approximately across from it.
5. The median on Bigger Rd. shall be altered by the developer at both driveways onto Bigger Rd. to provide left-turn lanes to each side of Bigger Rd. at these locations. The City Engineer shall approve the design of these improvements to Bigger Rd.
6. The spacing between the Clyo Rd. access into the project and the intersection of the first internal street with that access roadway shall be increased significantly.
7. At the northernmost entrance road from Bigger Rd., the first "Y" intersection parking lot access to the south shall be relocated at a centralized location further west and shall be a 90 degree intersection.
8. Emergency vehicular access to Norwich Lane shall be provided. The emergency access road shall be a 20 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 Norwich Lane.
9. A minimum 90 foot in diameter turn-around shall be required at the end for each parking area with a dead-end exceeding 300 feet in length.
10. All proposed street names shall be approved by the Washington Township Fire Department.
11. Pedestrian access to Norwich Lane shall be provided.
12. A revised plan of sidewalk locations shall be approved by the City Planner which more completely ties together both the internal sidewalk network and links this internal sidewalk network to the public sidewalks adjacent to the project area.
13. Each sidewalk abutting a parking space shall be a minimum of 6.5 feet in width.

14. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Dept.
15. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
16. The plan for all exterior lighting shall be subject to the approval of the City Planner.
17. Garages shall be setback a minimum of 50 feet from Clyo or Bigger Rd.
18. Buildings shall be setback a minimum of 30 feet from all internal streets within the development.
19. Dumpster location and screening shall be subject to the approval of the City Planner. Dumpsters shall not be located in the 50 foot minimum front yard along Clyo Rd. or Bigger Rd.
20. A detailed landscape plan approved by the City Planner shall be submitted. Earth berm and landscaping shall be required along Clyo Rd. and Bigger Rd.
21. A revised plan for the development shall be approved by the City Planner which incorporates all the above requirements.

Mr. John Koverman, attorney representing Hills Developers, was present to discuss the project as well as Mr. Joe Theil, architect for the project, Mr. Murray Guttman, Mr. Louis Guttman, and Mr. Steve Guttman of Hills Developers.

Mr. Louis Guttman made a slide presentation of other condominium projects developed by their company which is based in Cincinnati, Ohio.

Mr. Koverman stated that in reviewing the staff recommendations, they had no objections them. He stated that although 456 units seemed massive, 70% of the area will be in either green or blue space. The units will be two (2) bedroom units in order to attract singles and retirement couples. The price range of the units will be \$55,000 to \$70,000 in this three-phase development to be completed within three (3) to five (5) years.

Mr. Koverman indicated that should the demand exist for additional covered parking spaces, there may be a revision in the plan requested in order to expand the 138 covered spaces at a later date.

Mr. Theil stated that two (2) rows of trees run east and west across the property, and a row of trees along the west property line will not be disturbed other than to plant additional screening in that area. The layout of the site was created with the idea of providing four (4) subneighborhoods within the project. The recreational facilities to be provided will include four (4) tennis courts, a pool, indoor racquetball, and volleyball. The streets within the project will be lined with trees and on-street parking on the public-dedicated streets will not be permitted.

The buildings are designed primarily to be two-story, however, six of those buildings will be designed to have a third story in the center section in order to give some variety to the project. The materials to be used will be brick and wood siding. Construction will begin in the area where the recreational facilities will be located and construction will continue to the north section of the site. A construction entrance will be maintained during each phase in order to separate construction traffic from the residences being occupied.

Mrs. Simmons asked if the retention lake would be constructed in the first phase of development.

Mr. Theil indicated that it would be included in the first phase of construction.

Mr. Looper stated that he thought that the proposed project appeared to be nice development and hoped that there would be a market for these units based on the fact that this particular area of the City is being intensely developed with multi-family residential uses.

MOTION: Mr. Looper moved to recommended to Council approval of the Conditional Use application submitted by Hills Developers subject to the following conditions:

1. Sixty feet of right-of-way from the centerline of Alex-Bell Rd. across the front of the property shall be dedicated to the City.
2. The major internal streets within the development that connect the two vehicular access drives to Bigger Rd. and the access drive to Clyo Rd. shall be public dedicated streets constructed in accordance with the City Subdivision Regulations.
3. All private streets shall be constructed to standards contained within the City Subdivision Regulations excepting width.

4. The centerline of the southernmost driveway onto Bigger Rd. shall match the centerline of the driveway on the east side of Bigger Rd. approximately across from it.
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Mrs. Simmons seconded the motion. The motion was approved unanimously 4-0.

Mr. James VanArtsdalen, 9204 Stephanie Lane, was present to inquire as to whether the City could regulate a home occupation use in his neighborhood that is disturbing the residential atmosphere.

Mr. Tate referred the matter to staff for investigation into the matter.

There being no further business, the meeting was adjourned.

