

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, September 24, 1985

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 Chappell; Mr. Brian Bergsten; Mr. David Hall. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Planner; Mr. Jon Bormet, Assistant City Manager.

Approval of the minutes of August 27, 1985:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of August 27, 1985, as written. Mr. Looper seconded the motion. The motion was approved unanimously 7-0.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, October 29, 1985, at 7:30 P.M., to be heard in the City Building:

Bob Ross Buick, Inc. - Sign Variance  
Location: 85 Loop Road

COMMUNICATIONS

Centerville High School - Temporary Sign

Mr. Hall indicated he would be abstaining from discussion of this request.

Mr. Schwab reviewed the request submitted by Centerville High School to allow the placement of two (2) political signs on their property located at 500 East Franklin Street. The two (2) signs are 4 ft. by 8 ft. for a total of 32 sq. ft. each and are situated in a "V" configuration along the east side of the entrance drive to the high school. The signs are currently in place and are being requested to remain until November 6, 1985. The school was not aware of the change in the regulation of political signs and is, therefore, asking for a variance to allow them to remain. Mr. Schwab stated that other signs will be placed throughout the community, however, the school has indicated that those signs will conform to regulations provided in the Sign Ordinance. In the future, they have indicated that all signs will comply with the new Sign Ordinance.

The provisions in the Sign Ordinance allow one (1) temporary sign not to exceed 16 sq. ft. per side for a total of 32 sq. ft., not to exceed a thirty (30) day period.

Mr. Schwab pointed out that the Sign Ordinance does contain a provision which will allow Planning Commission to vary the thirty (30) day time limit, however, it does not make a provision for varying the sign area without going through the variance procedure.

Mr. Hosfeld stated that the size of the signs do not seem out of propor-

tion with the amount of frontage the school has along East Franklin Street.

Mr. Schwab stated that the size of temporary signs is not calculated by the amount of frontage along a public right-of-way.

Mr. Bergsten stated that having driven through the area many times, he did not find these particular signs unattractive, and felt that they could remain for the requested period with the stipulation that the school should research the regulations in the future and comply with them.

MOTION: Mrs. Simmons moved to approve the request by Centerville High School to allow the two (2) political signs located at 500 East Franklin Street to remain until November 6, 1985, with the stipulation that any other political signs placed within the City limits must meet the requirements of the Sign Ordinance. Mr. Bergsten seconded the motion. The motion was approved 5-1 with Mr. Looper voting no.

#### PUBLIC HEARINGS

##### Bethany Lutheran Village - Rezoning from WT R-4 to E-C/Conditional Use

Mr. Schwab reviewed the application submitted by Lutheran Social Services requesting a change in zoning from WT R-4 to E-C. The area involved in the rezoning would affect approximately 13.6 of the 100+ acres on which Bethany Lutheran Village is located along the west side of SR 48 at Fireside Drive. The purpose of the rezoning is to allow the Kiwanis Club to operate a Christmas Tree Sales lot. Mr. Schwab stated that in reviewing the 1970 master plan prepared by Lutheran Social Services, the remainder of the undeveloped land is reserved for the retirement community. Entrance Corridor (E-C) zoning would allow basically any use, however, any and all proposals must be reviewed by Council. Property owners within 500 ft. will be notified of any applications to be reviewed by the City.

Staff recommended approval of the rezoning application since the E-C classification would allow the area to be developed in conformance with the City's Master Plan and Policy Plan.

##### Conditional Use

Mr. Schwab stated that the conditional use application is requesting permission to operate a Christmas Tree Sales lot south of the main entrance to the facility. Further, it is being requested that the application be approved as a use that can exist each year instead of needing annual review and approval. Mr. Schwab stated that as a part of the review, the Planning Commission would have to consider granting a variance for the lights on the property which form the shape of a Christmas tree. Under the provisions of the Sign Ordinance, this would be classified as a sign.

Staff recommended approval of the conditional use application as requested.

Mr. Tate opened the public hearing.

Mr. Russ Dustman, 64 Shadybrook Drive, asked if the property were rezoned

would development plans have to be submitted and reviewed by the City.

Mr. Schwab stated that under E-C zoning, conditional use procedures must be filed to develop any portion of that land. In the case of a conditional use application, all property owners are notified of a public hearing before Council within 500 ft of the area in question. Each project is reviewed individually and in addition to the proposed use, buffer zones, grading and drainage plans are considered.

Mr. Dustman stated that he was concerned about the increase in traffic volumes as a result of the Christmas Tree Sales lot. He felt that the parking was not adequate on the site and traffic would back up onto SR 48. He stated he thought it should not be approved as a permanent use as it might create problems.

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

Mr. Looper asked about the available parking spaces.

Mr. Schwab stated that there was an existing parking area along the south side of the entrance drive to the facility and proposed parking would be across from the sales lot on the north side. The proposed parking area will consist of chips and dust four (4) inches deep. The sales lot itself will be located 70 ft. back from SR 48.

Mr. Hall stated that he did not like to rezone a portion of land in order to allow a temporary use.

Mr. Bergsten stated that the E-C zoning would be appropriate for the retirement community.

Mr. Hosfeld stated that it would be advantageous to have the area zoned E-C since the idea is to have future development as a retirement facility. In this case, the City would have tighter control on the development of the land.

MOTION: Mr. Chappell moved to recommend approval of the application submitted by Lutheran Social Services to rezone the 13.6 acre tract from WT R-4 to E-C. Mr. Looper seconded the motion. The motion was approved 6-0-1 with Mr. Hall abstaining.

Mr. Hall stated he felt the conditional use should be granted for the first year to see how it works.

Mr. Looper stated that he was opposed to the 4 ft. by 8 ft. sign to be situated in a "V" configuration. He stated if the sign were placed in a back-to-back configuration, it would meet the maximum size provisions in the Sign Ordinance.

MOTION: Mr. Looper moved to recommend approval of the conditional use requested by the Centerville Kiwanis Club subject to the following condition:

1. The sign be placed back-to-back so that it meets the provisions in the Sign Ordinance and not exceed 32 sq. ft. per face; or, the sign remain in the "V" configuration, but be reduced to 32 sq. ft. in total area.
2. This approval is limited to the requested sales period of 1985 only.

Mr. Bergsten seconded the motion. The motion was approved 5-2 with Mrs. Simmons and Mr. Chappell voting no.

Centerville Builders Supply - Variance of Front and Side Yard Setback Requirements

Mr. Schwab reviewed the variance request submitted by Centerville Builders Supply located at 948 East Franklin Street. The requested variances are a front yard setback requirement along Clyo Road from 50 ft. to 20 ft.; a front yard setback requirement along South Suburban Road from 35 ft. to 5 ft.; and a side yard setback requirement along South Suburban Road from 20 ft. to 1 ft. Mr. Schwab stated that the property abuts the City property located on South Suburban Road. Through a sort of "trade off" of land, Centerville Builders proposed to expand their building to within 20 ft. of Clyo Road. The City would gain access to Clyo Road through a common curb cut between the two (2) properties, as well as additional land in order to provide improvements to the intersection of Clyo Road and Franklin Street. The vegetation along Clyo Road would not be removed so that a buffer would remain in that area.

Mr. Hall asked how the expansion of Centerville Builders would affect any improvements to Clyo Road.

Mr. Schwab stated that any widening that would occur to Clyo Road would be on the east side. This is because when the section of Clyo Road north of Franklin Street was widened, the City had to consider the location of Centerville Mill in relation to the roadway. In order to establish the alignment of Clyo Road on the south side of Franklin Street to the north side, widening will occur on the east side of Clyo Road to match what is existing. Expansion of Centerville Builders will not interfere with such an improvement.

Mr. Tate opened the public hearing.

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

MOTION: Mr. Chappell moved to approve the variance request submitted by Centerville Builders Supply with the stipulation that the line of existing vegetation be maintained in a similar manner as what currently exists. Mr. Hall seconded the motion. The motion was approved unanimously 7-0.

UNFINISHED BUSINESS

St. Elizabeth Retirement Center, Inc. - Conditional Use

Mr. Schwab reviewed the proposal by St. Elizabeth Retirement Center which was tabled at the previous Planning Commission meeting. The Center proposed 351 apartment units, 26 garden homes, and a 100 bed nursing home on the site. The location of the Center is the northwest corner of Alex-Bell Road (SR 725) and Bigger Road. The property is bounded on the west side by Norwich Lane and Olde Greenbrier Lane which are both public streets that were constructed to collector street standards. The remainder of the streets to the north are private streets within the Greenbrier Commons project. Mr. Schwab stated that the primary access to the project will be from Bigger Road and it will line up

with the driveway to Dr. Ackley's property on the east side of Bigger Road. One of the concerns the Planning Commission had in the previous review was the way in which the 4-acre tract on the corner originally proposed for a medical office fit into the project. Mr. Schwab stated that the revision of the site plan shows the 4 acres being utilized as a park-like area.

The most significant concern at the previous meeting seemed to be access to Norwich Lane. The Planning Department staff and the Washington Township Fire Department agree that unrestricted access should be provided to Norwich Lane. The Planning Department staff felt that better internal circulation would be provided since the retirement center and the condominium project are not incompatible. The Fire Department felt that this would provide an excellent opportunity for a second access to the Greenbrier Commons area; however, should unrestricted access not be approved, some type of restricted access should be provided with a kind of electrically operated gate.

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

1. Sixty (60) feet of right-of-way from the centerline of Alex-Bell Road across the front of the property shall be dedicated to the City.
2. The equivalent of one (1) lane of pavement widening shall be added to Alex-Bell Road across the front of the property. This widening shall include curb, gutter, storm drainage, and sidewalk improvements in the public right-of-way along the north side of Alex-Bell Road. These plans shall be subject to the approval of the City Engineer.
3. The centerline of the driveway onto Bigger Road shall match the centerline of the driveway on the east side of Bigger Road approximately across from it. The median on Bigger Road shall be altered at this driveway to provide left-turn lanes to the driveways on each side of Bigger Road at this location.
4. Unrestricted vehicular and pedestrian access to Norwich Lane shall be provided. (If the City Planning Commission determines that this vehicular access to Norwich Lane shall be restricted to emergency use, then the street shall be blocked using an electrically operated gate which is of a design approved by the Washington Township Fire Department. The lane for this restricted vehicular access shall be a minimum of twenty (20) feet wide, paved with asphalt or concrete, and built in accordance with specifications approved by the City Engineer.)
5. A minimum 90 foot in diameter turn-around shall be required for the roadway that dead-ends in the rear of the Commons building unless the Washington Township Fire Department agrees to an alternate plan.
6. All proposed street names shall be approved by the Washington Township Fire Department.
7. The plans for water lines and firehydrants shall be subject to the approval of the Washington Township Fire Department.

8. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
9. The plan for all exterior lighting shall be subject to the approval of the City Planner.
10. Dumpster location and screening shall be subject to the approval of the City Planner.
11. A detailed landscape plan approved by the City Planner shall be submitted.

Mr. Hall asked if the 60 ft. right-of-way along Alex-Bell Road was continuous.

Mr. Schab stated that with the right-of-way dedication in this location, it would be continuous east to SR 48.

Mr. Schwab pointed out that the Greenbrier Commons project was developed under E-C zoning which requires one (1) principal entrance to a tract of land which will provide that no direct entrances or exits from parking areas or structures onto the bordering highway. He stated that Olde Greenbrier Lane and Norwich Lane were constructed as public streets in order to serve all areas to the east and west of Greenbrier.

Mr. Paul Wiser, 7816 Kantwell Lane, stated that with the current traffic volumes on Alex-Bell Road, should unrestricted access be provided to Norwich Lane, he would definitely use it as a cut through to Bigger Road.

Mr. Roger Schutte, architect for the project, stated that the one (1) access at Bigger Road would satisfy their requirements for the development of the complex. He stated that by allowing access from Norwich Lane it could create a security problem and would lead traffic into an area of the complex where most of the traffic would not want to go. He stated that they would be willing to construct some type of narrow, all-weather emergency access drive to Norwich Lane.

Mr. Tate suggested that perhaps a grass drive with the proper base be constructed for emergency access.

Mr. Schwab stated that the Fire Department does not like those types of emergency access since the volunteers are not aware of them. They would rather have some type of asphalt or concrete construction with a gate across it.

A Greenbrier resident in attendance asked what the buffer would be between the projects.

Mr. Schutte stated that there would be approximately 75 ft. between the property line and the garden homes. The purpose of locating the garden homes in this area was to treat the area as a single family development since these buildings will all be single story construction.

Another resident of Greenbrier stated that the Fire Department was never concerned about emergency access to Greenbrier in the past. He wondered why it was such concern now.

Mr. Schab stated that we have learned from past experience that a single access to a community of this type is not a good situation. He cited Carriage Trace, Thomas Paine Settlement, and the Woods Apartments as examples of poor circulation patterns. He stated that should we have an opportunity to change any situation of this type, it should be done.

Mr. Herbert Brown, President of the Greenbrier Condominium Association, stated it was his understanding that the apartment complex approved to the west of Greenbrier would tie into Norwich Lane.

Mr. Schwab stated that was not correct. The apartment complex (Steeplechase) will be located to the west of Clyo Road Extension. He stated that when the link of Clyo Road is completed from Alex-Bell Road to Bigger Road, should Greenbrier expand as shown on the approved preliminary plan, access will be given to the project from Clyo Road as well as the existing access from Olde Greenbrier Lane.

Mr. Brown indicated that the residents would not be opposed to access from Norwich Lane for development to the west as well as access to Greenbrier from Clyo Road.

Mr. Hosfeld stated that it appears we are trying to fix two problems with the development of the Center. He stated that even though the extension of Norwich Lane was intended to the east, it is a different matter with the development that is now being considered. He suggested that the Center get access to Clyo Road when it is completed.

Mr. Schutte indicated the access to Clyo Road could be a possibility in the future.

MOTION: Mr. Hall moved to recommend approval of the conditional use application submitted by St. Elizabeth Retirement Center, Inc., to City Council with the following conditions:

1. Sixty (60) feet of right-of-way from the centerline of Alex-Bell Road across the front of the property shall be dedicated to the City.
2. The equivalent of one (1) lane of pavement widening shall be added to Alex-Bell Road across the front of the property. This widening shall include curb, gutter, storm drainage, and sidewalk improvements in the public right-of-way along the north side of Alex-Bell Road. These plans shall be subject to the approval of the City Engineer.
3. The centerline of the driveway onto Bigger Road shall match the centerline of the driveway on the east side of Bigger Road approximately across from it. The median on Bigger Road shall be altered at this driveway to provide left-turn lanes to the driveways on each side of Bigger Road at this location.
4. Restricted emergency access shall be provided to Norwich Lane subject to the design being approved by the Washington Township Fire Department; the access to Bigger Road shall be approved as shown; there shall be no access to Alex-Bell Road; and the ring road which provides internal circulation shall be designed to allow future access to the north.

5. A minimum 90 foot in diameter turn-around shall be required for the roadway that dead-ends in the rear of the Commons building unless the Washington Township Fire Department agrees to an alternate plan.
6. All proposed street names shall be approved by the Washington Township Fire Department.
7. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
8. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
9. The plan for all exterior lighting shall be subject to the approval of the City Planner.
10. Dumpster location and screening shall be subject to the approval of the City Planner.
11. A detailed landscape plan approved by the City Planner shall be submitted.

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

#### NEW BUSINESS

##### Darr, Michael - Lot Split

Mr. Schwab stated that there are two (2) lots currently existing at the end of Stanley Mill Drive that have frontage only on one half of the public street. These lots were allowed to be created through approval action by the Planning Commission without requiring improvements to the street or a cul-de-sac. The proposal is to divide those two (2) existing lots again, to create a total of four (4) lots. Another layout was also submitted which would create two (2) flag lots since it may be more compatible for lateral extensions for County services.

Staff recommended that the request be denied based on the idea that we would be extending what is already a bad situation. All other developments in the City have been required to develop with street improvements to allow easy access to each lot.

Mr. Michael Darr, applicant, stated that the main lines for water and sewer are in place along what would be both sides of the street.

Mr. Hall stated that he felt the situation which exists is undesirable and it should not be extended without street improvements.

Mr. Darr stated that it would not be financially feasible to construct the street improvements.

Mrs. Simmons stated that the City has other private streets which have had problems in the past regarding maintenance responsibilities. She stated that she was not sure another situation of this type should be created.



Mr. Darr stated that he intends to see that legal steps are taken in order to clearly state the maintenance responsibilities of each owner. He stated that he intends to continue to live on one (1) of these lots and it is in his best interest to see that these issues are handled properly.

Mr. Tate stated that if this request were approved, the Planning Commission would be allowing lots to be developed without enforcing the Subdivision Regulations.

Mr. Hall stated that, if approved, we would be compounding the mistake.

Mr. Darr asked what could be done in order to make the proposal acceptable.

Mr. Schab suggested that certain requirements could be placed on the deeds as well as the building permits.

Mr. Schwab stated that requirements placed on deeds have been known to be "lost in the shuffle" over a period of time.

Mr. Tate suggested that the request be tabled in order to research different options. He stated that the applicant should work with staff on different options.

MOTION: Mr. Chappell moved to table the request submitted by Michael Darr for a lot split. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

10/29/85  
Elmer Tate

