

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, December 18, 1984

Mr. Tate called the meeting to order at 7:40 P.M.

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper, Mr. Dave Hall; Mr. Robert Hosfeld; Mr. Robert Chappell (where noted). Absent: Mrs. Marian Simmons; Mr. Brian Bergsten. 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, Administrative Assistant.

Approval of the minutes of November 27, 1984:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of November 27, 1984, as written. Mr. Hall seconded the motion. The motion was approved unanimously 4-0.

SETTING OF PUBLIC HEARINGS

The following items were set for Public Hearing for Tuesday, January 29, 1985, at 7:30 P.M., to be heard in the City Building:

Friendship Village - Rezoning from R-1 to E-C

Location: Northeast corner of Whipp Road and Marshall Road

U-Haul/Union 76 - Variance on Outdoor Storage

Location: Northeast corner of Spring Valley Road and South Main Street  
(SR 48)

COMMUNICATIONS

Linclay Corporation - Request for Extension of Approval of a Temporary Sign

Mr. Bud Krueger, representing the Linclay Corporation, was present to request the extension of approval for a temporary sign on the northeast corner of SR 48 (North Main Street) and SR 725 (Alex-Bell Road). Mr. Krueger stated that the final phase of construction should be completed before June, 1985. He stated that although the center currently has some occupants, it is necessary to have signage notifying interested persons that leasing retail space is still a possibility.

MOTION: Mr. Hosfeld moved to approve the existing temporary sign for the purpose of leasing retail space until June 30, 1985. Mr. Hall seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

Sign Ordinance

This item is to remain on the table due to the lack of a quorum.

Tom Harrigan Olds - Temporary Sign

Since the applicant was not in attendance to offer any new information, the request was to remain on the table.

NEW BUSINESSHilton's Marathon - Variance for Outdoor Storage of Vehicles

Mr. Schwab reviewed the request by Hilton's Marathon located at 199 North Main Street in the APD for outdoor storage of two (2) dump truck type vehicles. He explained that even though this is a variance request, the procedure is different since the property is located in the APD. The only property owners that are required to be notified are the adjacent property owners.

The two (2) trucks would be parked on the north side of the parcel each night and are to be gone during daylight hours.

Staff recommended denial of the variance request based on the APD section contained in the Zoning Ordinance. The permitted uses in the APD range from residential to B-1 uses only. Businesses using outdoor storage are not permitted in the APD. If this use were approved, it would be a contractor of storage and a use of this type is permitted as a conditional use in industrial districts only.

Mr. Hall asked if any construction would be involved.

Mr. Schwab stated that the area designated on the plan will just be lined for parking.

Mr. Hall asked if the station owns the trucks.

Mr. Ed Hilton, applicant, stated that the trucks are not owned by the station, however, the owner does fuel the trucks at his station. The trucks will be gone during the day except during adverse weather conditions.

Mr. Herman Gaines, owner of the vehicles, stated that if the application is denied, the City indicated that the trucks could be parked behind the South Building at the Municipal Building. He stated, however, it would be more convenient to locate them at the Marathon station.

MOTION: Mr. Hall moved to deny the request by Hilton's Marathon. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

Mr. Chappell arrived at this time.

Mr. Hilton pointed out that there are many other businesses in Centerville that are in violation.

Mr. Gaines stated that he would be notifying the City as to the locations of other people in violation of parking large vehicles in the public right-of-way.

St. Leonards, Inc. - Conditional Use

Mr. Schwab reviewed the request by St. Leonards, Inc., for a conditional use to develop approximately 14 acres of their property which would provide 86 multi-family dwelling units for the elderly. The zoning on the property is Entrance Corridor, E-C. The parking requirement is 2 spaces per dwelling unit which would total 172 spaces. The applicants are proposing 129 spaces, which will include one (1) driveway space plus 1/2 of an additional space per dwelling unit. Mr. Schwab stated that in view of these units being constructed for the elderly and the use being limited to that, a lesser parking requirement would seem to be in order. Staff felt that the proposed number of parking spaces would be reasonable in this case.

The style of buildings will be from 2 to 4 unit residential buildings and are not committed to any particular architecture or configuration of the buildings in order to allow for flexibility depending on the market needs of the buyers. The buildings will be a ranch style concept of brick construction.

St. Leonards, Inc., submitted a concept plan showing the development of the entire area still under the ownership of the Franciscans. The plan shows future access points from Clyo Road and Centerville Station Road. The interior circulation will travel around a loop street to be 25 ft. in width. The width of this street will allow for on-street parking.

Staff recommended to approve the conditional use application with the following conditions:

1. This approval shall only pertain to the site plan submitted for the 14 acres.
2. Strong consideration of improvements to Clyo Road and the entrance drives to St. Leonards shall occur with the submission of plans to develop the next phase of St. Leonards following development of this 14 acre portion of the property.

Mr. Schwab stated that the original approvals were given with the stipulation that consideration be given to a left turn lane being constructed into the development on Clyo Road. Council felt that this improvement should be considered at the time of development. The St. Leonards' people have tried to reduce the traffic coming onto the site by discontinuing the use of soccer fields and retreat seminars.

3. A detailed stormwater drainage plan incorporating detention or retention and erosion control during construction shall be approved by the City Engineer prior to issuance of a zoning permit.
4. A maximum of 86 dwelling units shall be constructed on the 14 acre parcel of ground.

This number of units would allow just over 6 dwelling units per acre which should be acceptable due to the nature of the development.

5. City staff may approve minor changes to the architecture, layout, and dwelling unit mix in each building; however, staff may not approve any increase in the number of dwelling units.

This condition would allow some flexibility as to the market or individual needs of the buyers.

6. All driveways shall be a minimum of 20 ft. in length.
7. Street names shall be approved by the City staff.
8. If the entire loop street is not constructed at one time, then a temporary turn-around 90 ft. in diameter shall be constructed at each unjoined leg of the loop street longer than 300 ft. in length.
9. Additional walkways linking the walk surrounding the lake to this section of the development and future surrounding development shall be required subject to City staff approval.
10. The City agrees to waive the required 75 ft. building setback requirement and the screening requirement to the surrounding R-1 zoned single-family land.
11. A fire hydrant plan approved by the Washington Twp. Fire Department shall be required prior to the issuance of a zoning permit.

Mr. Schwab made the following notations:

1. This site plan, which includes the entire acreage owned by the Franciscan's within the City, is being considered as a concept plan for discussion purposes only and no approval is being given for this plan.
2. The City recognizes and supports the long-standing plan by the Centerville- Washington Park District to acquire for park purposes the woods at the southeast corner of the Franciscan's land and, also, the Franciscan's land to the south including the land along the Sugar Creek. The existence of this concept plan showing residential development of this proposed park land shall in no way alter the commitment of this City the work with the Park District and the landowners to achieve the preservation of this land for public park purposes.

Dr. Forschner, Executive Director of St. Leonards, Inc., Mr. Gene Brown, engineer for the project, and Mr. Don Porter, architect for the project, were present to discuss the request.

Mr. Hosfeld asked Dr. Forschner what would happen to the land adjacent to the 14 acres should the future of St. Leonards not go forward.

Dr. Forschner stated that St. Leonards has every intention of acquiring the remaining land still under the ownership of the Franciscans.

Mr. Hall asked if other than his intentions, if there was any option on the land.

Dr. Forschner stated that they have a verbal agreement from the Franciscans that nothing will be done with the remaining land without St. Leonards' approval, and stated further that they do have a verbal option on the land.

Mr. Hall was concerned with the parking situation, stating that he was more concerned with the amount of visitors parking spaces rather than the resident parking spaces.

Mr. Schwab pointed out that in most parking studies for elderly housing, these facilities have a reduced parking requirement. He stated that the on-street parking has not been included in the calculations, and with the width of the proposed streets allowing for parking on both sides of the street, there should be ample parking.

Dr. Forschner stated that the corporation is composed of trustees under a membership, and the Franciscans have to approve all actions of the corporation. He stated that they have reviewed this plan and have approved it.

Mr. Hall stated he was still concerned with the proposed lot lines should someone else purchase the adjoining property since the 75 ft. setback requirement would not be maintained.

Mr. Farquhar stated that one of the ways to solve that problem would be to require an easement from the Franciscans that would be an open space easement bordering the area in question. If the land is purchased by St. Leonards, Inc., that easement would be extinguished because of the doctrine of merger. Construction could then go into that area and another easement could be required beyond that construction area.

Dr. Forschner stated that both parcels of land are owned by the Franciscans and he was present at this meeting representing the Franciscans.

Mr. Bill Yeck, Centerville-Washington Park District, submitted a letter to the Planning Commission stating that the Park District had no objection to the concept of the facility, however they did not support the future overall concept of the development which would include buildings in the area proposed for park area since 1970.

The members of the Planning Commission discussed the concerns of the Park District, and stated that at this point they would be supportive of the Park District's goals.

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

1. This approval shall only pertain to the site plan submitted for the 14 acres.
2. Strong consideration of improvements to Clyo Road and the entrance drives to St. Leonards shall occur with the submission of plans to develop the next phase of St. Leonards following development of this 14 acre portion of the property.

3. A detailed stormwater drainage plan incorporating detention or retention and erosion control during construction shall be approved by the City Engineer prior to issuance of a zoning permit.
4. A maximum of 86 dwelling units shall be constructed on the 14 acre parcel of ground.
5. City staff may approve minor changes to the architecture, layout, and dwelling unit mix in each building; however, staff may not approve any increase in the number of dwelling units.
6. All driveways shall be a minimum of 20 ft. in length.
7. Street names shall be approved by the City staff.
8. If the entire loop street is not constructed at one time, then a temporary turn-around 90 ft. in diameter shall be constructed at each unjoined leg of the loop street longer than 300 ft. in length.
9. Additional walkways linking the walk surrounding the lake to this section of the development and future surrounding development shall be required subject to City staff approval.
10. The City agrees to waive the required 75 ft. building setback requirement and a provision be made by the Franciscans to create a 75 ft. setback area around the north, south and east borders subject to the approval by the municipal attorney.
11. A fire hydrant plan approved by the Washington Twp. Fire Department shall be required prior to the issuance of a zoning permit.

Mr. Chappell seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

*Elmer Tate* 1/29/85