

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 31, 1984

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper; Mr. Brian Bergsten; Mrs. Marian Simmons; Mr. Harry Williams. Absent: Mr. Robert Chappell; Mr. David Hall. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Steve Feverston, Planner; Mr. Jon Bormet, Administrative Assistant; Ms. Gayle Young, Legal Counsel.

Approval of the minutes of November 29, 1983:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of November 29, 1983, as written. Mr. Looper seconded the motion. The motion was approved unanimously.

COMMUNICATIONS

Linclay Corporation - Temporary Sign

Mr. Schwab stated that the Linclay Corporation has requested two temporary signs for the shopping center to be located at SR 48 and SR 725. One sign is to be located on the northeast corner at the intersection and the other sign just to the north positioned at the opposite angle. The signs are to be identical in size and content--the dimensions to be 9 ft. 3 in. high and 7 ft. wide.

Staff recommends approval of the request with the following conditions:

1. The signs be placed in a "V" configuration on the northeast corner of SR 48 and SR 725.
2. The sign have a setback of at least 25 ft. from the edge of pavement.
3. The signs be removed immediately after the shopping center opens.

Mr. Bud Krueger, Linclay Corporation, stated that the configuration proposed by staff is not as effective as the locations requested because they would not be as visible to traffic traveling south. The 25 ft. setback would not create any problem. He stated that the signs are to be erected as soon as possible and are to be removed sometime in the middle of August or September. Mr. Krueger stated that they will be applying prior to that time to get approval for the permanent signage. The Linclay Corporation has employed a sign consultant who feels that two separate signs would be more readable and would not tend to disappear.

MOTION: Mr. Bergsten moved to approve the request by the Linclay Corporation for two temporary signs with the following conditions:

1. The signs have a setback of at least 25 ft. from the edge of pavement.
2. The approval time shall not exceed September 1, 1984.

Mr. Looper seconded the motion. The motion was approved unanimously.

Faris Fancy Meats and Catering Service - Temporary Sign

Mr. Schwab reviewed the request for a temporary sign for Faris Fancy Meats and Catering Service to be located in Centerville Square Shopping Center. This freestanding sign is proposed to be located on the west side of SR 48 across from the K-Mart store on the south side of the entrance drive to the Pizza Hut Restaurant.

Staff recommends approval of the temporary sign with the following conditions:

1. The sign be a maximum of six (6) ft. in height;
2. The sign not be illuminated;
3. The time period should not exceed six (6) months from the opening date of the facility;
4. The sign area is not to exceed five (5) by six (6) ft. per side, or sixty (60) sq. ft. in total sign area;
5. The setback is to be twenty-five (25) ft. from SR 48 pavement and twenty-five (25) ft. from the driveway adjacent to the Pizza Hut Restaurant.

MOTION: Mrs. Simmons moved to approve the temporary sign request for Faris Fancy Meats and Catering Service with the following conditions:

1. The sign be a maximum of six (6) ft. in height;
2. The sign not be illuminated;
3. The time period should not exceed six (6) months from the opening date of the facility;
4. The sign area is not to exceed five (5) by six (6) ft. per side, or sixty (60) sq. ft. in total sign area;
5. The setback is to be twenty-five (25) ft. from SR 48 pavement and twenty-five (25) ft. from the driveway adjacent to the Pizza Hut Restaurant.

Mr. Williams seconded the motion. The motion was approved unanimously.

Policy Plan

Mr. Bernard Samples, Chairman of the Zoning Task Force, thanked the Planning Commission for allowing the Task Force to formally present the City Policy Plan. He introduced the members of the Task Force present at the meeting which included Mrs. Christine Snyder, Mrs. Sally Beals, Mr. Brooks Compton, Mr. Charles G. Taylor, Jr., and Mr. Robert Looper. Mr. Samples stated that the first phase of the three-phase job is now complete--the drafting of the City Development Policy Plan. He stated that two benefits will occur from the adoption of the Policy Plan. The first benefit will give the Planning Commission and Council a frame of reference to the ideals of the City. The second benefit is that this Policy Plan will greatly facilitate the efforts of staff members.

Mrs. Snyder reviewed the contents of the Policy Plan. She stated that the Task Force has met every two weeks over the last thirteen months to prepare the Policy Plan document. She stated that the Policy Plan was developed by reviewing information supplied to them by staff and trying to determine what the concensus of the people would be regarding each issue.

Mrs. Simmons stated that in looking over some of the objectives in the transportation goal, she is not sure these objectives can be accomplished.

Mrs. Snyder stated that the Task Force wanted to set a policy that will be useful. She stated that they were not suggesting specific improvements, but were suggesting objectives as a general policy.

Mrs. Simmons stated that there has been some discussion that there is too much industrially zoned land in the City. She stated that a further concern is density and would object to the balance suggested in the Policy Plan.

Mrs. Snyder stated that both of these issues were discussed at great length. She stated that the Task Force came to the conclusion that they wanted to keep a balance of what is now in Centerville, especially in regard to the density statement. Mrs. Snyder requested that a public hearing be set to discuss and review the Policy Plan at the next regular Planning Commission meeting.

Mr. Compton stated that the next three segments of the Zoning Task Force series will be broadcast starting on February 14, 15, and 16 on Cable Channel 11 and 13. The purpose of the six-part series is to get impact from the public. Mr. Compton stated that the Task Force would like to request that a live call-in show be scheduled perhaps after a Planning Commission meeting and have the Planning Commission members be involved in the call-in.

Mr. Tate set the Policy Plan for public hearing on Tuesday, February 28, 1984, at 7:30 P.M., in the City Building.

UNFINISHED BUSINESS

Whispering Oaks - Site Plan

Mr. Schwab made a slide presentation of the proposed site plan for Whispering Oaks to be located on the southwest corner of Alex-Bell Road and Clyo Road. The request is to construct 30 condominium units on the tract of land. He stated that there would be good site distance to the east and west of the proposed intersection along Alex-Bell Road at proposed Whispering Woods Lane. A pond will be put in on the site which will provide for retention.

Staff recommends approval of the site plan with the following conditions:

1. The street name be changed to a name acceptable to City Staff and the street be identified with a standard City street sign.
2. Sixty (60) feet of right-of-way from centerline along Alex-Bell Road be dedicated to the City by the developer.

3. Whispering Woods Lane shall not intersect with Alex-Bell Road until Alex-Bell Road is improved by the developer or others in a manner acceptable to the City Engineer to allow a separate right and a separate left turn lane into the development. A turnaround section of roadway at least ninety (90) feet in diameter shall be provided at the north end of Whispering Woods Lane as long as it remains unconnected to Alex-Bell Road.
4. A detailed grading plan and stormwater drainage plan including runoff calculations, detention provisions, and erosion protection, approved by the City Engineer shall be submitted.
5. The Washington Township Fire Department must approve the fire hydrant layout.
6. The sharp curves in Whispering Woods Lane must be reduced in a manner acceptable to the City Planner.
7. "No Parking - Fire Lane" signs must be installed along the entire length of Whispering Oaks Lane.

Mr. Schwab stated that there is a problem with the lane tapers along Alex-Bell Road which will exist until the proper pavement transitions can be constructed. He suggested that perhaps Whispering Oaks Lane should be constructed into a cul-de-sac until such time that the bridge improvements can be done to Alex-Bell Road. It would then be the option of the developer to bring Whispering Oaks Lane out onto Alex-Bell Road after those improvements. Mr. Schwab stated that should the site plan be approved with the cul-de-sac design, an eighth condition of approval should state the parking layout as shown on the first site plan is acceptable with the use of the cul-de-sac design.

Mr. Greg Taylor, representing the developer, stated that the conditions suggested by staff were acceptable. He stated further that they would be willing to construct the cul-de-sac design with the angled parking if that is the desire of the City.

Mr. Tate stated that it is his feeling that the road should extend from Clio Road to Alex-Bell Road. He stated that it would not be his desire to approve a plan with an option of that kind left up to the developer.

Mr. Bergsten stated that the left turn from Alex-Bell Road to Whispering Oaks Lane is what is creating the problem. He stated that the problem would be solved by not allowing a left turn movement by putting up some kind of physical barrier. He asked if this would be suitable to the developer.

Mr. Taylor stated it would be suitable provided that at the time the improvements were made, a full movement access could be considered.

Mr. Looper asked what the feelings of the Fire Department were in terms of the length of the cul-de-sac.

Mr. Schwab stated that they do not like cul-de-sacs of that length.

Mr. Williams stated that the no left turn would be more desirable than a cul-de-sac.

Mr. Bergsten stated that he has a further concern with the access on Clyo Road.

Mr. Schwab stated that the access will be a full movement access and will be located on Clyo Road an acceptable distance from Alex-Bell Road.

Mr. Schab stated that the right-in, right-out movement along Alex-Bell Road would be the best solution at the present time. He stated that some type of barrier could be used along Alex-Bell Road that would control the situation.

Mr. Bergsten asked how many of the trees would be lost as a result of the construction.

Mr. Taylor stated that a considerable amount of the trees will remain.

MOTION: Mrs. Simmons moved to recommend approval of the site plan for Whispering Oaks to Council with the following conditions:

1. The street name be changed to a name acceptable to City Staff and the street be identified with a standard City street sign.
2. Sixty (60) feet of right-of-way from centerline along Alex-Bell Road be dedicated to the City by the developer.
3. The access along Alex-Bell Road is to be restricted to a right-in, right-out movement only with the design of a barrier to be determined by staff.
4. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection, approved by the City Engineer shall be submitted.
5. The Washington Township Fire Department must approve the fire hydrant layout.
6. The sharp curves in Whispering Woods Lane must be reduced in a manner acceptable to the City Planner.
7. "No Parking - Fire Lane" signs must be installed along the entire length of Whispering Oaks Lane.

Mr. Williams seconded the motion. The motion was approved unanimously.

NEW BUSINESS

Eilers TV and Appliance Center - Site Plan

Mr. Schwab made a slide presentation of the site plan for Eilers TV and Appliance Center to be located on North Main Street in Hartford Square. The zoning on the parcel is APD. The BAR has reviewed the project and has recommended approval to Council. The building is to be located on the site just south of the entrance drive to Hartford Square.

Staff recommends approval of the site plan with the following conditions:

1. The driveway west of the proposed building shall be a minimum of 30 ft. in width.

2. The proposed building shall be a maximum of 40 ft. in width.
3. A 5 ft. wide concrete walk shall be located between the building and adjacent parking lot.
4. Raised concrete curbing shall be required along the entrance driveway and the southernmost channelizing island; the north channelizing island shall be painted.
5. The loading ramp driveway and dock shall be a minimum of 13 ft. wide.
6. Bumper blocks shall be required for the 7 parking spaces adjacent to the proposed building.
7. A stormwater drainage plan shall be submitted and approved by the City Engineer.
8. A fire hydrant will be required along North Main Street; the location shall be approved by the Washington Township Fire Department.

Mr. Jim Swaim, developer, stated that he has no problem with with the staff recommendations although the eighth condition will be discussed with the Fire Department. He stated that they were required to put a fire hydrant in on the north side of the entrance drive to Hartford Square next to the apartment building. Mr. Swaim stated that although he does not agree with the need for an additional fire hydrant, if it is required, it will be installed.

MOTION: Mr. Bergsten moved to recommend approval of the site plan for Eilers TV and Appliance Center to Council with the following conditions:

1. The driveway west of the proposed building shall be a minimum of 30 ft. in width.
2. The proposed building shall be a maximum of 40 ft. in width.
3. A 5 ft. wide concrete walk shall be located between the building and adjacent parking lot.
4. Raised concrete curbing shall be required along the entrance driveway and the southernmost channelizing island; the north channelizing island shall be painted.
5. The loading ramp driveway and dock shall be a minimum of 13 ft. wide.
6. Bumper blocks shall be required for the 7 parking spaces adjacent to the proposed building.
7. A stormwater drainage plan shall be submitted and approved by the City Engineer.
8. A fire hydrant will be required if so deemed by the Washington Township Fire Department.

Mrs. Simmons seconded the motion. The motion was approved unanimously.

Group Home Ordinance Review Committee

Mrs. Simmons distributed copies of the report of the Group Home Ordinance Review Committee to the Planning Commission members. She stated that it should be reviewed by the Planning Commission so that a recommendation can be made to Council for their review.

Mr. Tate stated that the members of the Planning Commission can review the report and discuss it at the next regular meeting.

There being no further business, the meeting was adjourned.

mar 6, 1984
Elmer Cote