

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 29, 1983

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. David Hall; Mr. Robert Chappell; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Harry Williams; Mr. Brian Bergsten (where noted). Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of September 27, 1983:

MOTION: Mr. Chappell moved to approve the Planning Commission minutes of September 27, 1983, as written. Mr. Hall seconded the motion. The motion was approved 4-0-2. Mr. Williams and Mr. Looper abstained.

Approval of the minutes of October 18, 1983:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of the October 18, 1983, Joint Planning Commission/BAR meeting as written. Mrs. Simmons seconded the motion. The motion was approved 3-0-3. Mr. Chappell, Mr. Williams, and Mr. Looper abstained.

Approval of the minutes of October 25, 1983:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of October 25, 1983, as written. Mr. Chappell seconded the motion. The motion was approved 4-0-2. Mr. Williams and Mr. Looper abstained.

Approval of the minutes of November 15, 1983:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of November 15, 1983, as written. Mr. Hall seconded the motion. The motion was approved 3-0-3. Mr. Chappell, Mr. Williams and Mr. Looper abstained.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, December 13, 1983, at 7:30 P.M., in the City Building:

Montessori School of Centerville - Variance on Setback Requirements
Location: 16 East Elmwood Drive

PUBLIC HEARINGS

An Ordinance Amending Ordinances 15-61 And 41-77 Relating To Sidewalk Sales In Business Districts

Mr. Schwab explained that the purpose of this ordinance is to limit the number of 3-day outdoor sales to three outdoor sales in any one calendar year. Further, the merchandise offered for sale in these outdoor sales shall be normal merchandise offered for sale by the business or operator at the sale.

Bergsten arrived at this time.

Mr. Tate opened the public hearing.

There being no speakers for or against the issue, Mr. Tate closed the public hearing.

Mr. Hall asked if the number of sales is limited at the present time.

Mr. Schwab stated they are not limited by number at this time.

Mr. Chappell asked if this would affect an application such as Throckmortons.

Mr. Schwab stated that approval for Throckmortons was granted as a temporary permission and this is not in the same section of the Zoning Ordinance.

Mrs. Simmons asked if the ordinance would affect yard sales.

Mr. Schwab stated that this ordinance would only be applicable in business zoned districts.

MOTION: Mrs. Simmons moved to recommend to Council that the ordinance be adopted. Mr. Chappell seconded the motion. The motion was approved 6-1 with Mr. Hall voting no.

Resurrection Evangelical Lutheran Church - Conditional Use (Site Plan)

Mr. Schwab made a slide presentation of the conditional use for the Resurrection Evangelical Lutheran Church to be located north of Alex-Bell Road, west of Bigger Road, and east of Greenbrier Lane. The zoning on the 2.25 acre tract is E-C. The construction is proposed in two phases to construct the church, parsonage, and multi-purpose building. The parking requirements for the first phase (100 seats) is 17 spaces--23 spaces are proposed. The second phase (304 seats) requires 51 spaces and 41 spaces are proposed.

Mr. Hall asked what the purpose was of Norwich Lane.

Mr. Schwab stated that the purpose of Norwich Lane is to link some of the internal circulation which will develop as a result of the future development of the land in this area.

Mr. Schwab stated that also as a part of the application, a sign for the church is being requested. He stated that the sign meets the standards of the ordinance with the exception of the height. A storm tile will be located along the east property line and will extend out to Alex-Bell Road. Staff recommends approval of the conditional use-site plan with the following conditions:

1. The proposed driveway onto Norwich Lane be relocated to the east so that it is aligned with the centerline of the easternmost Greenbrier Condominiums private roadway on the north side of Norwich Lane.
2. Ten (10) parking spaces be added to the plan for Phase II.
3. A turnaround be added at the south end of the proposed parking area.
4. Screening be added along Norwich Lane.

5. The height and fixture type for the exterior lighting be approved by the City Planner.
6. A fire hydrant be installed that meets the approval of the Washington Township Fire Department.
7. The applicant dedicate to the City sixty (60) feet of right-of-way from centerline along Alex-Bell Road.
8. The proposed freestanding sign be approved as submitted.
9. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection approved by the City Engineer be submitted.

Mr. Schwab stated that a prior application for this church was reviewed by the Planning Commission and City Council. At that time, a request was made to have access directly to Alex-Bell Road. Council made a condition that access be given only to Norwich Lane and not Alex-Bell Road. There was a further condition that screening be located along Norwich Lane.

Mr. Doug Betts, representing the church, stated that everything done for the church has been an effort to reduce the cost to the church due to their limited funds. He stated that the plan proposed is their attempt to address the needs of the church as well as those of the City. Mr. Betts stated that the main issues are the parking and driveway relocations as proposed by staff. He stated that the driveway was shown on the site plan in the proposed location based on the fact that it would not interfere with the current location of the water lines and fire hydrant. By leaving the driveway in the proposed location, these services would remain undisturbed. The ten (10) additional parking spaces can be added, as this was actually an oversight on the architect's part. He stated that screening can be added along Norwich Lane. Mr. Betts stated that they will look into putting something more than what is proposed at the south end of the parking area, however, they would rather not put in a full turnaround at this point since that same parking area will be expanded in Phase 2. Phase 2 could be 10 to 15 years away. This construction will be based on the growth of the congregation. Mr. Betts stated that whatever stormwater drainage is required will be provided. He stated that the proposed site handles all of the runoff from Greenbrier Condominiums. The ditch will be enclosed and an adequate size storm drain to run out to Alex-Bell Road will be provided. He stated that they would like to discuss the locations of the fire hydrants with the Fire Department. Mr. Betts stated that staff will be provided with more detailed drawings and information regarding the types of lighting to be used.

Mr. Hall asked if the biggest problem was that of the relocation of the driveway.

Mr. Betts stated if the driveway is relocated too far to the west, it will be in the open areas on the site which are to be used for future development.

Mr. Hall asked if the recommended turnaround is a part of Phase 1 or Phase 2.

Mr. Schwab stated that although the turnaround issue is affected in both phases, it is more critical in Phase 2.

Mrs. Simmons stated that a turnaround of some type should be constructed because of the traffic congestion which will be created without one.

Mr. Gene Betts, architect, stated that the idea of a turnaround is well taken, however, it does not seem practical for the 23 spaces provided in Phase 1. Some type of drop-off area will be provided at the door. He stated that something could be worked out in Phase 1 and the turnaround could then be constructed as a part of Phase 2. He stated that it is a planning principle to align streets when they are two major streets. He stated in this situation, the alignment of the two streets is not necessary since there will be little traffic volume. The main reason, is again, trying to reduce the cost of the development which would be elevated by the relocation of the utilities.

Mr. Doug Betts asked if the street to the north of the proposed site would be a private street.

Mr. Schwab stated that the street will be private, but it will be primarily used by the condominium owners and will tie into Clyo Road.

Mr. Bergsten asked if they would consider turning the development in the other direction in order to locate the parking on the west property line and, therefore, allow the streets to be aligned.

Mr. Doug Betts stated that they had considered that option, however, ruled it out because they did not want the church to be adjacent to E-C zoning. He stated they would rather face the residential zoning which is on the east side of the site.

Mr. Schwab pointed out that it is entirely possible that at some point in time the zoning on the property to the east of the church site will change.

Mr. Doug Betts stated that the plan proposed is based on the information that the property is now zoned residential. He stated that it is the feeling of the church people that they would be more comfortable with leaving the plan as it is being proposed.

A member of the church's building committee stated that in regards to the turnaround, in 1980, when the application was originally reviewed, the parking was not allowed to go beyond the building line. He stated, therefore, the turnaround could not be put in its permanent location and would be very costly for a short period of time when it would have to be removed for Phase 2.

Mr. Bergsten stated that if a turnaround is required, proper screening should be required as well.

MOTION: Mr. Hall moved to recommend approval of the conditional use/site plan for the Resurrection Evangelical Lutheran Church to Council with the following conditions:

1. Ten (10) parking spaces be added to the plan for Phase 2.
2. A turnaround be added at the south end of the proposed parking area in Phase 2.

3. Screening be added along Norwich Lane.
4. The height and fixture type for the exterior lighting be approved by the City Planner.
5. A fire hydrant be installed that meets the approval of the Washington Township Fire Department.
6. The applicant dedicate to the City sixty (60) feet of right-of-way from centerline along Alex-Bell Road.
7. The proposed freestanding sign be approved as submitted.
8. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection approved by the City Engineer be submitted.

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

Mrs. Simmons stated that it is her feeling that some type of turnaround is needed in any phase.

There being no further business, the meeting was adjourned.

Chappelle 1/31/84

