

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 13, 1983

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Chappell; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Harry Williams (where noted). Absent: Mr. Brian Bergsten and Mr. David Hall. Also present: Mr. Steve Feverston, Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Jon Bormet, Administrative Assistant.

PUBLIC HEARINGS

Montessori School of Centerville - Variance to Expand a Legally Non-Conforming Use

Mr. Feverston reviewed the variance request by the Montessori School of Centerville to expand a legally non-conforming use. The school is situated on the southeast corner of SR 48 and Elmwood Drive. The zoning on the parcel is R-2. This application is actually requesting four variances. The first is to allow the lot size to be .48 acres where 5 acres is required; the second is to allow a front yard of 34 ft. where 100 ft. is required; the third is to allow a 15 ft. rear yard where 40 ft. is required; and the fourth is to allow no screening where a 6 ft. by 6 ft. screen is required.

The expansion of the building would be to the east and south of the existing facility which would also include an additional play area to the south of the addition. At the time the school originally occupied the site, four parking spaces were required. A total of seven spaces will be provided for the site after the expansion. Some screening is proposed along the loop driveway. Mr. Feverston stated the screening should be placed along the rear of the property and behind the driveway so it does not create a site distance problem. The proposed screening is also shown in the public right-of-way and it should be placed elsewhere on the property.

In reviewing the variance checklist, staff recommends that the variance request be denied.

Mr. Tate opened the public hearing.

Mrs. Pat Berardinis, director of the Montessori School, stated that this is the fourth year of operation at this location. She stated that they currently have 55 students and there is a waiting list which is the reason they would like to expand the facility. She presented a sketch of the facility Alan Schwab, City Planner, had made for her of the existing building on the lot and also an expansion if she proposed one in the future. Mrs. Berardinis stated that homeowners in the neighborhood have added family rooms and garages to their homes and felt this would be compatible to those situations. She stated that she believes the property is unique since it is located along a major thoroughfare--SR 48. She stated that the total block on SR 48 is business type operations. She stated that Council adopted regulations to control schools in order to avoid having these uses pop up all over the neighborhoods. Mrs. Berardinis stated that her school is on the edge of a neighborhood next to business operations.

There being no other speakers, the public hearing was closed.

Mrs. Simmons stated that the neighbors evidently do not object since there was no opposition presented to the Planning Commission.

Mr. Chappell stated that he feels that the screening should be required along the south and east property lines, with the screening along the Elmwood Drive driveway to be setback from the right-of-way.

MOTION: Mrs. Simmons moved to approve the variance request for the lot size, front yard requirement, and the rear yard requirement. Screening is required along the south and east property lines and the screening along the Elmwood Drive driveway is to be setback from the right-of-way. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Whispering Oaks - Site Plan

Mr. Feverston reviewed the proposed site plan for Whispering Oaks to be located on the southeast corner of Alex-Bell Road and Clyo Road. The zoning on the property is R-4. The request is to construct 80 multi-family units on the property. Two access points are proposed to the site-- one from Alex-Bell Road and the other from Clyo Road.

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

1. Detailed site plans shall be submitted to staff for approval showing the following:
 - a. Existing topography including the 100 year flood plain;
 - b. Final grading plan showing the building pad elevations;
 - c. Stormwater drainage plans showing stormwater retention and/or detention;
 - d. Improvements to Alex-Bell Road including:
 - 1) New pavement to allow for two through lanes, a northbound left turn lane, and a southbound acceleration and deceleration lane;
 - 2) Striping plan; and
 - 3) A cross-section of Alex-Bell Road showing site distance.
 - e. Fire hydrants shall be required within the project and shall be subject to approval of the Washington Twp. Fire Department.
2. All 90 degree parking along Whispering Oaks Lane shall be eliminated and parallel parking installed instead subject to staff approval.
3. Change the name of Whispering Oaks Lane to a name acceptable to the Fire Department.
4. Screening shall be required along the south, southwest, and west property lines, and is subject to staff approval.