

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, March 29, 1983

Mr. Horvath, Acting Chairman, called the meeting to order at 7:30 P.M.

Attendance: Mr. Dallas Horvath, Mr. Brian Bergsten, Col. Stanley Morrow, Mrs. Marian Simmons, Mr. David Hall, Mr. Robert Chappell. Absent: Mr. Elmer C. Tate, Jr. 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 minutes of February 22, 1983:

MOTION: Mr. Bergsten moved to approve the Planning Commission minutes of February 22, 1983, as written. Mrs. Simmons seconded the motion. The motion was approved unanimously.

SETTING OF PUBLIC HEARINGS

The following item was set for Public Hearing for Tuesday, April 26, 1983, at 7:30 P.M., in the City Building:

The Woods Apartments - Sign Variance  
Location: 6355 Bigger Road

COMMUNICATIONS

Mr. Schwab stated that due to equipment failure, this Planning Commission meeting will not be taped for rebroadcast on Cable TV.

Mr. Horvath thanked the members of the Planning Commission who have volunteered to work on the Group Home Ordinance Review Committee. He stated that the first meeting of this committee will be Wednesday, March 30, 1983, at 8:00 P.M. in the Law Library.

NEW BUSINESS

Throckmorton Brothers - Temporary Permission for Outdoor Sales and Display

Mr. Schwab reviewed the request from Throckmorton Brothers for a temporary permission for outdoor sales and display for the purpose of locating a garden center in the Centerville Place Shopping Center on South Main Street. The time period requested by the applicant would extend from April 21, 1983 through June 21, 1983. The zoning on the parcel is B-3. The area to be occupied by the garden center is south of the main entrance to the shopping center and north of the existing Citizens Federal Savings and Loan building. The area that will contain the tent and bulky-type items (bags of soil, fertilizer, etc.) is bordered on all sides by access drive lanes. The bags will be stacked in such a way that there will be proper site distance at each corner of the site. The plants will be located across the access drive in the grass area to the east of the site. Ample parking area is provided to the south of the plant area as well as parking across the access drive to the west. Staff, in reviewing the request, would recommend approval of the temporary use as presented.

Mr. Horvath asked if there was a reason the plants were across the access drive in the grass area other than on the site itself between the bags. He stated he was concerned over a traffic hazard with the plants across from the main site.

Mr. Schwab stated because the plants have to be watered down, it creates a mud situation. With the plant area adjacent to the grass area, the water can drain into the grass. He stated it is a typical setup and this area will not create a high traffic volume other than what is generated by the garden center.

Col. Morrow asked if the matter had been discussed with Centerville Place-- his main concern being Tibbetts' Hardware.

Mr. Schwab stated that Throckmorton Brothers is a tenant in the shopping center just as Tibbetts' Hardware is. Throckmorton Brothers will be required to discuss leasing the space with Beerman Realty.

Mr. Hall asked what the source of electricity would be.

Mr. Jerry Throckmorton, applicant, stated that they will be using a battery-operated cash register under the tent so a source of electricity would be an issue. The area that the plants are to be located in is a result of the watering that will occur and trying to maintain it as best as possible. He stated that the parking should not be a problem since at most times, there is not more than 10 cars at any one time. Mr. Throckmorton stated that this location has been discussed with Mr. Tibbetts and it is no problem at all. Mr. Throckmorton stated that there will be a security guard on duty during the evening hours so the site will be maned on a 24-hour basis.

MOTION: Mrs. Simmons moved to recommend approval of the temporary permission for outdoor sales and display for Throckmorton Brothers to Council as requested. Mr. Bergsten seconded the motion. The motion was approved unanimously.

Mr. Hall stated that he is not opposed to the idea of the garden center, but would like Throckmorton Brothers to make more than a 2-month commitment to the City. He stated it does concern him that there are many businesses in Centerville that are here during the entire year and this definitely creates competition to them.

#### Hartford House Apartments - Site Plan Amendment

Mr. Schwab stated this is a continuation of a project that was approved last summer located at 185 North Main Street in the APD. The request is to construct 4 apartment units on a portion of the site. The proposed density is 8.0 dwelling units per acre. The permitted dwelling units is 5.5 units per acre under the R-4 provisions which apply in the APD. The proposed density was calculated based on approximately one half acre of the site being used for the additional 4 apartment units. What is being proposed, is basically allowing a variance on the density. The 4 units would be south of the Warehouse Beer and east of the Wythe Parish Condominium Complex. A proposed traffic flow would tie in with the main entrance to the Warehouse Beer creating a 2-way drive back to the apartment units. A 1-way, 12 ft. wide drive would be created along the south property line and adjacent to the south side of the Main Auto Parts' building. Each unit will have one (1) garage space as a part of that

unit as well as parallel parking along the 2-way drive. Future parking will be located north of the apartment units (to be gravel until the whole parcel is developed) which will contain the dumpster on the southwest corner of that parking area. The proposed screening fence is to be continued from the rear of the Warehouse Beer facility south to the property line. A screening fence will also be placed at the rear of the Main Auto Parts site. The same basic landscaping plan will be used on this south site as was used on the north part of the apartment project.

Mr. Schwab stated that staff perceives a safety problem with the traffic as it is layed out. The proposal shows 2-way traffic crossing the exit traffic from the Warehouse Beer facility which is not desirable. Staff suggested that a fixed intersection should be created at the exit area of the Warehouse Beer as well as a fixed intersection at the area the 2-way drive to the apartment building would meet the main drive into the entire site. This could be created with a similar design as what was used on the first phase of the apartment project. Staff also felt that the parallel parking along the 2-way drive was not desirable and the area to the north of the proposed building could accommodate overflow parking. The 1-way drive to exit the site would almost asphalt the entire area and would result in a needless curb cut since the curb cut area in the center of the site could handle the situation.

Staff recommends approval of the site plan amendment for Hartford House Apartments with the following conditions:

1. Eliminate the southernmost curb cut.
2. Screening shall be required along the southern edge of the Warehouse Beer driveway.

Mr. Schwab stated that there are no windows along that side of the building, however, a small amount of buffer would separate those uses. A buffer would also keep the headlights of cars exiting from spilling over onto the apartment units.

3. The driveway to the dumpster shall be a hardened surface.
4. A redesigned circulation plan for the entire site be submitted to staff for approval.
5. A parking plan showing a minimum of twelve (12) parking spaces for the apartments shall be submitted to staff for approval.

Mr. Schwab stated that although the proposed eight (8) parking spaces does meet the requirement, staff recommends that twelve (12) parking spaces be provided to accommodate guest parking.

6. A storm water drainage plan shall be submitted to the City Engineer for approval.
7. Brick sidewalks shall be required along the frontage of the entire property.
8. City Council grant a variance to allow a density of 8.0 dwelling units per acre.

Mr. Jim Swaim, applicant, stated that this plan is basically a continuation of what was constructed on the north end of the property. He stated that the original concept plan that was approved some years ago, was approved with the insistence that the 1-way drive exit be provided. The idea of the 1-way drive somewhat alleviated the outgoing traffic from the site without the use of the existing center curb cut. Mr. Swaim stated that while he sees the conflict, 4 apartment units will not create that much traffic in a day. He stated this 1-way access was also a desirable concept approved by the Fire Department. He stated that the reason the future parking area is in gravel is because this area will have to be filled which will take at least a year to settle in order to blacktop the area. He stated that the plan does not show the area as parking even though it has always been planned for parking because it cannot be blacktopped immediately. When that area is blacktopped, the dumpster pad will be placed in the area shown. The recommended screening along the south edge of the Warehouse Beer driveway would really serve no purpose since there are no windows except on the west side of the building. This buffering would not do anything else that the unit itself will do.

Mr. Horvath pointed out that in regards to the Master Plan, we always try to buffer residential from commercial uses.

Mr. Swaim stated that he would be happy to put up whatever anybody wants, but it is his feeling that it is not buffering anybody from anything since there is no access, entry, view, etc., in that area of the building. He stated this was addressed by the design of the building. Mr. Swaim stated that he will put in as many parking spaces as possible, however, he would rather that not more than two (2) spaces be required since it will affect the number of parking spaces available when the front portion of the parcel is developed.

Mr. Hall asked what the treatment of the storm water would be.

Mr. Schab stated that the drainage will have to follow the existing grade, although it has not been discussed with the engineering firm as to how it will be dealt with once it leaves the property. He stated that there would be time to discuss the issue before it goes to Council, even though he has not been contacted by Judge Engineering.

Mrs. Simmons stated that she feels it is important to determine if the storm water drainage plan is adequate before a decision is made.

Mr. Horvath stated he felt we would be protected by the condition of approval that the storm water drainage plan is submitted to the City Engineer for approval.

Mr. Hall asked if by eliminating the 1-way curb cut, will it create a problem with emergency equipment.

Mr. Schwab stated that the area in front of the apartment units is very short. He stated it would be desirable to create a better circulation turnaround if other problems did not exist. He stated that the Fire Department, in their recommendation, suggested that the proposed 12 ft. wide access drive be widened to 20 ft., since the possibility of someone blocking the drive existed. Mr. Schwab suggested that some type of "T" turnaround could be created.

Mr. Chappell asked how we can require more parking spaces than what is required.

Mr. Schwab stated that by granting a variance on the density, reasonable conditions can be placed on the approval.

MOTION: Mr. Bergsten moved to recommend approval of the site plan amendment of the Hartford House Apartments to Council with the following conditions:

1. Eliminate the southernmost curb cut.
2. Screening shall be required along the southern edge of the Warehouse Beer driveway.
3. The driveway to the dumpster shall be a hardened surface.
4. A redesigned circulation plan for the entire site be submitted to staff for approval.
5. A parking plan showing a minimum of twelve (12) parking spaces for the apartments shall be submitted to staff for approval.
6. A storm water drainage plan shall be submitted to the City Engineer for approval.
7. Brick sidewalks shall be required along the frontage of the entire property.
8. City Council grant a variance to allow a density of 8.0 dwelling units per acre.

Col. Morrow seconded the motion. The motion was approved 4-2. Mr. Hall and Mrs. Simmons voted no.

Mr. Hall stated that he is opposed to the plan because he feels it is premature and it is not sufficiently defined at this point.

#### Beechwood One, Sec. 2 - Release of Sidewalk Bond

Mr. Schab stated that in 1981 the sidewalks were not completed on two lots in Beechwood One, Sec. 2, so the bond was only reduced from \$14,000 to \$1,000. At the present time, a new inspection involving the Washington Township Service Director did reveal that all sidewalks are in place and do conform to the specifications. It is, therefore, recommended to release the full amount of the performance bond.

MOTION: Mrs. Simmons moved to approve the release of the remaining \$1,000 sidewalk bond for Beechwood One, Sec. 2. Col. Morrow seconded the motion. The motion was approved unanimously.

#### Seeley Plat, Sec. 2 - Release of Performance Bond

Mr. Schab stated that Seeley Plat, Sec. 2, consists of a single lot occupied by an office building located on the east side of SR 48 just north of Marco Lane. This subdivision was reviewed by the City as well as Montgomery County since a small section does fall within the corporation line. The review of this section was done, however, before the

City began exercising three-mile jurisdiction. The drainage problems that exist in this area are primarily due to the fact that a large culvert which crosses SR 48 was not extended as a part of the Mid America subdivision and/or Seeley Plat, Sec. 1.

Mr. Schab stated that even though no solutions have been found to correct the problems, and lawsuits are pending, Mr. Farquhar, City Attorney, has determined that the City does have an obligation to release the performance bond since the requirements are all met as shown on the construction drawings. It is, therefore, recommended to release the performance bond for Seeley Plat, Sec. 2, in the amount of \$11,000, subject to signing of a form "Release of the City of Centerville of All Claims and Demands". The contents and form of such a document to be coordinated with Mr. Farquhar, Law Director.

MOTION: Mr. Bergsten moved to recommend approval of the Performance Bond Release for Seeley Plat, Sec. 2, in the amount of \$11,000, to Council, subject to signing of a form "Release of the City of Centerville of All Claims and Demands", contents and form of such a document to be coordinated with Mr. Farquhar, Law Director. Mr. Chappell seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

*Wallas J. Horvath*  
*Acting Chairperson*