

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 27, 1983

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Brian Bergsten; Mr. David Hall; Mrs. Marian Simmons; Mr. Robert Chappell. There are currently two vacancies on the Planning Commission. Also present: Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Planner; Mr. Jon Bormet, Administrative Assistant.

Approval of the minutes of July 26, 1983, Regular Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of July 26, 1983, as written. Mr. Bergsten seconded the motion. The motion was approved 3-0-2. Mr. Chappell and Mr. Hall abstained.

Approval of the minutes of August 9, 1983, Special Meeting:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of August 9, 1983, as written. Mrs. Simmons seconded the motion. The motion was approved 3-0-2. Mr. Bergsten and Mr. Chappell abstained.

COMMUNICATIONS

Mr. Schwab stated that staff is in the process of completing a redraft of the Sign Ordinance. The changes in the redraft are so significant that staff feels a review should be made by the Planning Commission, as well as the BAR, prior to the Ordinance being set for public hearing.

Mr. Tate suggested that a joint meeting be scheduled for the members of Planning Commission and the BAR in order to discuss the proposed redraft of the Sign Ordinance.

PUBLIC HEARINGS

Fourth of July Silver, Inc. - Rezoning from B-2 to R-4

Mr. Schwab made a slide presentation of the request for a rezoning from B-2 to R-4 submitted by the Fourth of July Silver, Inc. The location of the approximate five (5) acre tract of land is north of Alex-Bell Road (SR 725) and east of Loop Road. The surrounding land to the south and west is zoned B-2--the surrounding land to the north and east is zoned R-4. The request is to rezone some of the steeper land out of the commercial classification into a residential classification primarily due to the topography being more conducive to residential development. With the street alignment as proposed in the concept plan for the area, more ground will be along the bank and, therefore, allows development to occur on both sides of the roadway.

Staff recommends approval of the rezoning submitted by the Fourth of July Silver, Inc., based on the fact the area in question would be a more logical separation between the residential and commercial land.

Mr. Tate opened the public hearing.

Mr. Bob Archdeacon, representing M. K. Miller of Fourth of July Silver, Inc., stated that the intent of the rezoning is to add the 4.97 acres to the existing 41.9 acres of R-4 land to better develop the residential area into a total planned community. Mr. Archdeacon reviewed the history of the zoning for the area pointing out what had been planned before I-675 was introduced to the area. He stated they would like to get concept approval for the plan they have developed to include concept approval for traffic circulation and the development of cluster areas in order to present a phase-by-phase review to the Planning Commission and Council. He stated that this development is a long-term development and will take from five to ten years to complete. The residential development will contain 250 units.

Mrs. Simmons asked if the area was going to be developed according to the contours presently existing.

Mr. Archdeacon stated that a lake has been proposed in the low-land area with the clusters stepping up onto the hillsides as the land drops down on both sides, in order to maintain the same contours.

There being no other speakers, Mr. Tate closed the public hearing.

Mrs. Simmons stated that the concept seems to be an intelligent use for the land.

MOTION: Mr. Hall moved to recommend approval of the rezoning, from B-2 to R-4, as requested by the Fourth of July Silver, Inc., to Council. Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

UNFINISHED BUSINESS

Centerville Mill - Site Plan Amendment

Mr. Schwab stated that this project was tabled by the Planning Commission approximately one year ago. At that time, the property was not in compliance with the Zoning Ordinance and building and fire codes. It was the feeling of the Planning Commission that nothing additional should be considered until the property came under full compliance with the codes. The applicant has now submitted another amendment which would bring the site closer to compliance, but not totally.

Mr. Schwab reviewed the latest site plan amendment submitted for consideration by the Planning Commission. He stated that this plan is different from all the other plans formerly submitted and is not to scale. The owner is now proposing to separate the site into two properties, which he claims is already the case. Under the Grandfather Clause if the mill building were considered a separate property from the retail building, site plan review would not be required for alterations to the site. More storage area is proposed to the rear of the building and the railroad right-of-way. A number of parking spaces have been deleted and the angle of the parking spaces has been changed. One of the original requirements was that a raised curb planter area be constructed along the parking area and the curb cut to the far north be restricted to right turn movements only. The owner is proposing that the area originally required to have raised curbing be substituted with striping.

Mr. Schwab stated that because the plan is not to scale, staff can only consider the plan in concept only. Staff is, therefore, unable to make a recommendation.

Mr. Tate asked the purpose of separating the property.

Mr. Schwab stated that if the mill building were separated from the retail use, it would not generate the number of parking spaces required. Site plan review is also not required in industrial uses.

MOTION: Mr. Hall moved to remove the site plan for Centerville Mill from the table. Mr. Bergsten seconded the motion. The motion was approved unanimously 5-0.

The Planning Commission gave the applicant thirty (30) days in which to fully comply with zoning, fire, and building codes. If this is not done, the Planning Commission will dispose of the application.

NEW BUSINESS

Bethany Lutheran Village - Conditional Use

Mr. Schwab made a slide presentation of the request by Bethany Lutheran Village for a conditional use which is required under the Washington Township Special Use classification which the parcel is currently zoned. The purpose of the conditional use is to construct a maintenance building on the south property line, additions to the existing health care facility, and the rearrangement and addition of 27 parking spaces. The Bethany Lutheran Village complex is located at 6451 Far Hills Avenue directly across from Fireside Drive.

The proposed maintenance building is to be located on the south property line which would allow some of the maintenance equipment to be relocated due to the code problems their location now creates. Mr. Schwab stated there is a healthy amount of vegetation along the south property line, however, it is on the property of the adjacent property owner. Staff recommends that additional screening be provided by the applicant along the south property line in order to screen the maintenance building.

The additions to the health care facility do not involve any additions to the number of beds in the facility and there is actually a decrease of one (1) bed to the facility. Most of the modifications made to this facility are internal. The exterior alterations being requested include an addition to the lobby area in the front, an addition to the staff dining area, an addition to the resident dining area, and an addition to the kitchen storage area.

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

1. Exterior lights on the maintenance building be shielded to eliminate glare on adjacent residential properties.
2. Screening of a length, location, and material approved by the City Planner be required along the south property line behind the proposed maintenance building.

Mr. Bergsten expressed his concern that the maintenance building is proposed to be located too close to the adjacent property.

Mr. Ed Schulte, architect for Bethany Lutheran Village, stated that when Bethany Lutheran Village annexed their site to the City, it was their understanding that their Master Plan would be accepted and approved by the City. These alterations were shown on that Master Plan. Due to some legal technicality, the Washington Township zoning has been retained. Bethany Lutheran Village is currently negotiating the purchase of the property adjacent to this maintenance building facility. The placement of the maintenance building was taken into consideration in relation to the entire Master Plan.

Mr. Bergsten asked if there was anything keeping them from moving the building 30 feet further to the north.

Mr. Schulte stated that foundations are already in place. He stated this was due to the misunderstanding that these alterations required approval by the City.

Mr. Schwab stated that to make it easier to plan on a long-range basis, it would be beneficial to get approval of the Master Plan for the entire site.

MOTION: Mr. Hall moved to recommend approval of the conditional use for Bethany Lutheran Village to City Council with the following conditions:

1. Exterior lights on the maintenance building be shielded to eliminate glare on adjacent residential properties.
2. Screening of a length, location, and material approved by the City Planner be required along the south property line behind the proposed maintenance building.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

Voss Chevrolet - Site Plan Amendment

Mr. Schwab reviewed the request for a site plan amendment for the addition of a body shop and office addition to Voss Chevrolet located at 100 Loop Road. The zoning on the parcel is B-2. An additional parking requirement of eleven (11) spaces will be generated by the 1,920 square foot addition to the body shop and the 225 square foot addition to the office area. The parking already provided on the site more than meets this additional parking requirement. The proposed addition does not seem to interfere with the traffic circulation around the building.

Mr. Schwab stated that when the Voss Chevrolet lot was first approved, there was a catch basin required in the northeast corner of the property and a tile going off the property to aid in stormwater drainage from the site. Since that time, this catch basin has fallen into disrepair.

Staff recommends approval of the site plan amendment for Voss Chevrolet with the following condition:

1. The catch basin and stormwater tile located at the northeast corner of the property be restored to proper operating condition to the satisfaction of the City Engineer prior to the issuance of a zoning or building permit for the proposed changes on this application.

Mr. Hall asked if Voss Chevrolet had been approached with this condition.

Mr. Schwab stated no, it was his understanding that the condition of the catch basin was brought to the attention of the City Engineer by a task force studying drainage problems in this area. The City Engineer suggested that the condition to repair the catch basin be placed on the approval more more as a reminder that maintenance is required by Voss Chevrolet.

MOTION: Mr. Chappell moved to recommend approval of the site plan amendment for Voss Chevrolet to Council with the following condition:

1. The catch basin and stormwater tile located at the northeast corner of the property be restored to proper operating condition to the satisfaction of the City Engineer prior to the issuance of a zoning or building permit for the proposed changes on this application.

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

Linclay Corporation - Site Plan (Shopping Center)

Mr. Schwab reviewed the proposed site plan for a shopping center to be located at the northeast corner of SR 48 (North Main Street) and SR 725 (Alex-Bell Road). The zoning on the parcel is B-3 which is a conditional use zoning allowing shopping center development. The acreage on the parcel totals 56 acres. The surrounding land use includes the I-675 corridor to the north, single-family to the east which is proposed to be multi-family, single-family residential to the south, and commercial to the west. The proposal is to extend the current Gold Circle store to the west for a distance of approximately one-half mile. The construction is a "strip store" development which compares to the existing Southtown Shopping Center in Miami Township. The Linclay Corporation, which is the applicant, has submitted two different site plans. They are relatively the same except one plan provides for two major tenants and the other plan provides for three major tenants.

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

A revised plan be approved by the Planning Commission incorporating the following revisions:

1. Public vehicular access be provided approximately halfway between the proposed 2,175 foot long building.

Placing an access halfway between the proposed building would encourage traffic to utilize Loop Road instead of filtering all the traffic onto SR 725. It would also promote better internal circulation and would be more adaptable to emergency situations.

2. Sixty feet of right-of-way from centerline along Alex-Bell Road be dedicated to the public.

3. A detailed plan be submitted showing all improvements proposed by the developer along Alex-Bell Road including pavement widening, striping, access driveway intersection improvements, signalization, signage, channelization, pedestrian walkways, and the proposed post I-675 improvements.
4. A detailed plan be submitted showing the internal vehicular circulation design incorporating better channelization of traffic; elimination of the 45 degree angle intersection of the signalized entrance on Alex-Bell Road and the internal ring road; elimination of the northernmost curb cut onto Loop Road; traffic signage, striping; and the location of raised curbing.
5. A twenty (20) foot wide landscaped area be provided outside and adjacent to all public rights-of-way.
6. Parking lot landscaping be increased including a landscaped and curbed area around the base of all parking lot light poles.
7. The plan specifically detail all improvements to be constructed as part of the first phase of the development.
8. Parking spaces, including the dimensions, number, location, and phasing, be detailed on the plan.
9. A detailed exterior lighting plan be submitted showing the illumination distribution and fixture location, height, and type.
10. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection approved by the City Engineer be submitted.
11. Signs which comply with the City Sign Ordinance in number and location.
12. Fire hydrant and waterline sizes and locations.
13. Resolution of the proposed building location over the waterline and sanitary sewer line easements.

Mr. Schwab stated that staff realizes that this is concept plan, however, they felt that the requirements proposed by staff should be reviewed at this time in order to point out what details will be required for review.

Mr. Jeff Tulloch, Linclay Corporation, stated that their purpose for the application is to solicit the Planning Commission's ideas regarding their proposal.

Mr. Bergsten asked if any of the conditions staff proposed would create any problems.

Mr. Tulloch stated that essentially all of the issues raised by staff can be resolved.

The Planning Commission members raised concerns about the traffic situation during the I-675 construction period as well as the demand for additional retail space.

Mr. Tulloch stated that the traffic situation will demand that the Linclay Corporation work very closely with ODOT. He stated that their marketing study indicates that there is a demand for additional retail space and the retailers considering locating in this proposed center are not concerned with access problems that will occur during the I-675 construction period.

Mr. Hall asked is Mr. Tulloch had any comment on staff's suggestion to split the building.

Mr. Tulloch stated that splitting the building does create a pedestrian traffic hazard. He stated that although they would be cautious in creating a split, they will look at the situation and consider it.

Mr. Schwab reviewed a concept prepared by staff which incorporated the break of the buildings as well as create a ring road around the entire development similar to the traffic circulation of the Dayton Mall.

Mr. Tulloch stated that they will consider this concept when preparing a revised plan.

Mr. Hall expressed concern on the affect that the proposed shopping center would have on the residential area to the south.

Mrs. Simmons stated that the internal traffic circulation will be very important.

MOTION: Mrs. Simmons moved to table the site plan as proposed by the Linclay Corporation. Mr. Chappell seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

11/29/83
Elmer Tate

