

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, December 14, 1982

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Brian Bergsten, Col. Stanley Morrow, Mr. Robert Chappell, Mr. David Hall. Absent: Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Steve Feverston, Planner; Ms. Gayle Young, Legal Counsel.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, January 25, 1983 at 7:30 P.M. in the City Building:

Incentive Journey Travel - Sign Variance  
Location: 152 West Franklin Street

NEW BUSINESS

St. Leonards, Inc. - Conditional Use

Mr. Schwab made a slide presentation of the proposed conditional use for St. Leonards, Inc., which is the corporation that has an interest in the ground that is proposed to be rezoned from R-1 to E-C. That rezoning case has been set for public hearing for January 17, 1983, by City Council. Since that rezoning of the parcel in question is not yet final, this conditional use application would be contingent on the E-C zoning being granted by the City Council. The acreage is 52.8 acres. The existing parking is 104 spaces and the proposed parking is 148 spaces. This conditional use application proposes no additional buildings, only additional parking spaces. The use proposed for the existing facility includes 129 multi-family residential units, 2 churches, a weekend retreat center, professional offices which would be associated with services for the elderly, a senior citizen center, and an undercroft area used for a general meeting room. The parking requirements estimated by the applicant based on the proposed uses are 136 spaces during the weekdays, 127 spaces during the week nights, 124 spaces during Friday and Saturday evenings, and 148 spaces during Sunday. The existing number of parking spaces is 104 when striped properly, in addition to the proposed 44+ spaces on this application.

The concept for the area is to construct a loop road accessed from Clyo Road with independent cottage living units placed around the perimeter of the property with nursing care units tucked in the center. The Fire Department stated in their review of the application that they would like a fire hydrant on the east side of the existing facility as well as some type of fire lane in order to get emergency equipment close to the building. Mr. Schwab stated that staff raised a concern with the applicants regarding the approximate one-half mile distance between the two parking areas with neither bay area being visible from the other. It is staff's feeling that the two parking areas be linked together in order to use them for the larger activities.

Mr. Schwab stated that one thing that should be addressed is that when more traffic is generated because of the more intense use, perhaps the

existing intersection should be reconstructed into a simpler intersection with the southernmost existing access being utilized. By using this southernmost access point, the distance between it and Centerville Station Road would allow a potential signal to be installed at a later time. He stated that a left turn lane should be constructed along Clys Road at the entrance to the property to prevent rear end collisions that are likely to occur along that section of roadway. He stated that these things will have to be addressed after development increased on the site.

Staff recommends to approve the revised plan submitted on December 14, 1982, with the following conditions:

1. No major events be scheduled concurrently at the Church, the Undercroft or the Senior Citizen Auditorium.
2. A storm water drainage plan for the new parking area be submitted to and approved by the City Engineer.
3. The approval of this application be contingent on the approval of the rezoning currently being reviewed by City Council.
4. A fire hydrant be installed on the east end of the existing building subject to approval by the Washington Township Fire Department.
5. The two parking bays shown on the plan should have circulation between them.

Mr. Schwab reviewed the following notes to address concerns regarding future development of the site:

1. A single access point to Clys Road should be created at the southern side of the property.
2. The angle intersection on the property just east of Clys Road should be changed to a "T" intersection.
3. A left-turn lane should be constructed along Clys Road at the entrance to the property.

Dr. Brian Forschner and Mr. Don Porter, architect, stated that the project had been presented very thoroughly, and should the Planning Commission have any questions, they would address those concerns.

Mr. Tate stated that he did not see how the scheduling of events could be regulated by the City.

Dr. Forschner stated that St. Leonards, Inc., will regulate the scheduling and major events would not be scheduled at the same time that would overcrowd the parking areas.

Ms. Young stated that placing this condition on the approval would not be unreasonable since the use is being approved.

Mr. Horvath stated that with this type of condition, they are planning for no future growth.

Mr. Schwab stated that on a conditional use, you can place reasonable conditions on the approval of the application.

Mr. Hall asked Dr. Forschner if he had any reaction to the three notes made by staff.

Dr. Forschner stated that they will have to see what develops over a longer time period, but they do not want to create anything that will be a hazard and will address these problems in future development.

MOTION: Mr. Horvath moved to recommend approval to City Council for St. Leonards, Inc., conditional use application with the following conditions:

1. No major events be scheduled concurrently at the Church, the Undercroft or the Senior Citizen Auditorium.
2. A storm water drainage plan for the new parking area be submitted to and approved by the City Engineer.
3. Maintain the present walkway between the auditorium and the northern parking lot parallel to the new proposed parking lot.
4. Approval be subject to the rezoning being approved by City Council from R-1 to E-C.
5. A fire hydrant be installed on the east side of the existing structure with the approval of the Washington Township Fire Department.
6. The circulation of the new parking area be designed to allow a connection between the two parking bays.

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

#### Nutt Road Estates, Sec. 2 - Release of Performance Bond

Mr. Schab stated that many of the lots in Nutt Road Estates, Sec. 2, are now occupied; however, all of them are not. The roadways and storm water system is in place and has been inspected by Centerville and Washington Township. The Trustees have accepted the roadways for maintenance. He stated that the developer, Mr. Charles Simms, has requested that the undeveloped lots not be required to have the iron pins in place at this time. Mr. Schab suggested that an extension of time be granted for such placement of the iron pins. Once the lots are developed and sodded, then the pins could be put in place.

It is, therefore, recommended to release the original bond of \$292,000 subject to receipt of a \$16,000 maintenance bond; and, also grant the developer an extension of time for placing the iron pins at the lot corners.

MOTION: Mr. Chappell moved to release the original performance bond of \$292,000 subject to receipt of a \$16,000 maintenance bond for a one (1) year period and that the developer be granted an extension for placing of the iron pins at the lot corners of the undeveloped lots within that same one (1) year period. Said maintenance bond should not expire before

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the City takes action under the maintenance bond to be assured that the iron pins are in place with the one (1) year period. Mr. Horvath seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

*Elmer Tate*