

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, September 28, 1982

Mr. Tate called the meeting to order at 7:30 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Robert Chappell, Col. Stanley Morrow, Mr. David Hall. Mr. Bergsten and Mrs. Marian Simmons were noted. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Planner.

Approval of minutes of August 31, 1982, Planning Commission Regular Meeting:

MOTION: Mr. Horvath moved to approve the Planning Commission minutes of August 31, 1982, as written. Col. Morrow seconded the motion. The motion was approved 4-0-1. Mr. Hall abstained.

SETTING OF PUBLIC HEARINGS

The following items were set for Public Hearing for Tuesday, October 26, 1982 at 7:30 p.m. in the City Building:

Domino's Pizza - Sign Variance
Location: 885 E. Franklin St.

Christ Community Church - Variance on Side Yard Requirement
Location 6020 Bigger Road

UNFINISHED BUSINESS

McDonald's Restaurant - Site Plan Amendment

Mr. Schwab made a slide presentation of the proposed site plan amendment to the McDonald's Restaurant located at 6004 Far Hills Avenue in the City of Centerville. The zoning on the 1.1 acre parcel is B-2, Roadside Business. The request is for the addition of a playground to the front of the existing restaurant. When the site was originally developed, there were 76 parking spaces. With the addition of the drive-in window, 19 of these spaces were lost which left the currently existing 57 spaces. The proposed playground would use 2 spaces which would leave 55 parking spaces for the site. Mr. Bergsten entered the meeting at this time.

Mr. Schwab stated that the site plan being reviewed is different from what was tabled at the August Planning Commission Meeting. He stated that the application tabled at the last meeting was the same application denied earlier this summer with the exception of the width of one sidewalk. Since the last Planning Commission Meeting, representatives of McDonald's have met with staff and submitted a new plan which scales down the playground area and now results in only 2 parking spaces deleted instead of 10 spaces as originally requested.

Staff recommends 62 spaces for the building itself based on a study which indicated that the minimum parking is 18 spaces per 1,000 sq. ft. of GFA, plus 2 spaces for the addition of playground area for a total of 64 spaces. There is no specific minimum parking requirement for a drive-in restaurant. Parking requirements in this instance are to be determined by the Planning Commission.

The revised site plan does allow a better situation at the drive-in window since there are not additional parking spaces backing out into the drive-in window traffic flow. This proposal seems to allow the best situation in terms of the 2 lanes merging on the north side of the building. The proposal is to remove 5 spaces for the playground area itself and utilize an existing striped, no parking area on the south side of the building with 3 parallel spaces.

Staff recommends to approve the site plan amendment with the following condition:

1. The three (3) parallel spaces on the south side of the site and the two (2) existing easternmost spaces on the south side of the site be changed to 45 degree angle parking spaces.

Mrs. Simmons entered the meeting at this time.

Mr. Bergsten asked Mr. Steve Payne, representing McDonald's, if there would be any objections to the condition. Mr. Payne stated they would have no objections.

Col. Morrow stated that he has looked at the playground area at the McDonald's located across from Centerville Place and finds it very attractive.

Mr. Horvath stated he is concerned that there will not be adequate room for cars to wait for food ordered from the drive-in window since it is quite common that the food is not ready.

Mr. Payne stated there are 2 stalls on the north side of the building as well as additional parking in the regular parking area.

MOTION: Col. Morrow moved to recommend approval of the site plan amendment for McDonald's Restaurant to Council with the following condition:

1. The three (3) parallel spaces on the south side of the site and the two (2) existing easternmost spaces on the south side of the site be changed to 45 degree angle parking spaces.

Mr. Bergsten seconded the motion. The motion was approved 5-1-1.
Mr. Horvath voted no; Mr. Hall abstained.

NEW BUSINESS

Nutt Road Estates, Sec. 2 - Reduction of Sidewalk Bond

Mr. Schab stated that the sidewalks in Nutt Road Estates, Sec. 2, have been constructed on those lots that are developed. He stated that with the economy the way it is, it is difficult to put something in place without the property sold. It is suggested that the bond be reduced to an amount which would cover all the sidewalks that are not in place yet. This would amount to reducing the original \$40,000 bond to \$17,640 in order to cover the installation of sidewalks on the following lots: 35, 36, 37, 38, 39, 41, 44, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 83, 84, 86, 88 and 93. Mr. Schab pointed out that this is for the sidewalks bond only and does not apply to the bond for the roadways.

MOTION: Mrs. Simmons moved to approve the reduction of the sidewalk bond for Nutt Road Estates, Sec. 2, from \$40,000 to \$17,640. The reduced bond is to cover installation of the remaining 10,080 sq. ft. of sidewalks as shown on the construction drawings which includes the following lots: 35, 36, 37, 38, 39, 41, 44, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 83, 84, 86, 88 and 93. Mr. Chappell seconded the motion. The motion was approved unanimously.

Kings Grant, Sec. 2 - Performance Bond Release

Mr. Schab stated that the improvements shown on the construction drawings and approved by the Planning Commission in 1977 are now in place. It is, therefore, recommended to release the performance bond in the amount of \$60,300 subject to receipt of a one-year maintenance bond of \$3,150 and subject to acceptance of the public roadways by Washington Township.

MOTION: Mr. Horvath moved to approve the release of the performance bond for Kings Grant, Sec. 2, in the amount of \$60,300 subject to a one-year maintenance bond of \$3,150 and written acceptance for maintenance of the public roadways by Washington Township. Mr. Hall seconded the motion. The motion was approved unanimously.

Creekview Estates - Performance Bond Release

Mr. Schab explained that the public improvements to this project were basically limited to the entrance area. He stated that all the improvements are in place and it is, therefore, recommended to release the performance bond of \$6,000 subject to a one-year maintenance bond in the amount of \$1,000.

MOTION: Mr. Horvath moved to approve the release of the \$6,000 performance bond for Creekview Estates subject to a one-year maintenance bond in the amount of \$1,000. Col. Morrow seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

Wallas J. Horvath
Acting Chairperson

