

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, August 25, 1981

Mr. Tate called the meeting to order at 7:38 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Brian Bergsten, Col. Stanley Morrow, Mr. Bernard Samples, Mr. Robert Chappell (where noted). Absent: Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Joseph S. Minner, Assistant City Manager; Mr. Jim Schneider, Centerville-Washington Park District.

Approval of minutes of July 28, 1981, Planning Commission Regular Meeting:

MOTION: Col. Morrow moved to approve the Planning Commisison minutes of July 28, 1981, as written. Mr. Horvath seconded the motion. The motion was approved 4-0-1. Mr. Samples abstained.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing for Tuesday, September 29, 1981 at 7:30 p.m. in the City Building:

An Ordinance Amending Ordinance Number 15-1961, Ordinance Number 28-70, Ordinance Number 3-77 And Ordinance Number 41-77 Relating To Filing Fees Contained in Sections 22 And 25 Of The Zoning Ordinance.

COMMUNICATIONS

Nutt Road Estates, Sec. 2 - Deletion of Sidewalks on Park Lot #94

Mr. Schwab stated that a request has been submitted by the Centerville-Washington Park District asking for the deletion of the proposed sidewalk along the frontage of Park Lot #94 in Nutt Road Estates, Section 2. He explained that the Park District feels that the sidewalk should not go into the bulb of the cul-de-sac stating that there will be grade matching needed which will interrupt the natural state of the area. The main entrance to the park is further to the west and the Park District feels that this piece of sidewalk would be a needless section.

Staff recommendation is to grant the request of the Park District with the concurrence of the devleoper. Mr. Schwab stated that staff tried to contact the developer but were unable to talk to him at this point.

Mr. Horvath stated that the sidewalk should go somewhere and not just stop in the middle of something. He suggested that perhaps the sidewalk should be curved out to the street.

Mr. Jim Schneider, Centerville-Washington Park District, stated that because of the grade being an insufficient amount of dirt to work with at this location, the Park District went ahead and graded and seeded it so that it doesn't lay in a weed state until next year. He stated that their feeling is that if sidewalks are put in, they will be put in at a higher grade which would require the area to be regraded and reseeded.

MOTION: Mr. Horvath moved to delete the sidewalks to the bulb, but have the sidewalk angled to the street where it stops to the present point with the approval of the staff. Mr. Bergsten seconded the motion. The motion was approved unanimously (4-0).

Mr. Samples stated that he is pleased with the quality of work exhibited in the monthly Planning Commission minutes.

Mr. Chappell arrived at this time.

#### PUBLIC HEARINGS

##### Confederated Artists - Variance on a Side Yard Requirement

Mr. Schwab stated that the side yard variance is being requested by Confederated Artists located at 10 Westerly Lane in the Architectural Preservation District. The request is for a side yard variance which would provide for the placement of an accessory building along the west lot line. The side yard requirement is 5 feet. The proposed side yard is 3 feet 5 inches. There was part of an existing pad that the applicant repoured into a 10 foot by 16 foot pad. After that time, the applicant discovered there is a 5 foot side yard requirement.

Staff recommendation is to deny the variance based on the lack of a unique situation on the parcel.

Mr. Samples stated that the pad could be extended to the east in order to allow the placement of the utility building and still maintain the set-back requirements.

Mr. Ronald Amlin, applicant, stated that the existing pad was not square and that was the reason for extending the pad. He stated that if you add onto the pad, it has a very good chance of cracking.

MOTION: Mr. Horvath moved to deny the variance request submitted by Confederated Artists located at 10 Westerly Lane. Mr. Bergsten seconded the motion. The motion was approved unanimously.

The applicant was informed of his appeal rights to City Council.

Mr. Samples stated that the Planning Commission has given the applicant a suggestion to extend the pad on the east side, however, before doing so he should take his proposal to the BAR for the approval of the design.

#### NEW BUSINESS

##### An Ordinance Amending Section 1115.02C Of The Centerville Municipal Code Relating To Fees.

Mr. Schwab stated that this Ordinance reflects a change in the Subdivision Regulations regarding the platting fees. A preliminary plat review would be \$200 instead of \$75 per plat plus \$6 per acre. Staff feels that a preliminary plan costs the same to review and is not changed by the size of the area involved. The record plan fee would be adjusted to \$200 per plat, as well as an approximate doubling in the sidewalk and storm sewer fees. The fee for a No Plat Required would change from \$10 to \$25. The fee for preparation of a Subdivider's Agreement and Performance Bond would

change from \$50 to \$60 and \$25 to \$30, respectively.

Mr. Minner stated that a goal of the City Council was to review and revise the fees for services charged by the City. He stated that these proposed fees have been reviewed by the Council as well as the C-FACTS Committee which recommends these changes to the Planning Commission.

MOTION: Mr. Samples moved to recommend approval of the Ordinance Amending Section 1115.02C of the Centerville Municipal Code Relating to Fees to City Council. Mr. Chappell seconded the motion. The motion was approved unanimously.

#### Shell Oil Company - Site Plan Amendment

Mr. Schwab made a slide presentation of the proposed site plan amendment for the Shell Oil Company located on the northwest corner of SR 48 and Spring Valley Road in the City of Centerville. The zoning on the parcel is B-2. The request is to allow the porch on the north side of the existing building to be enclosed for additional storage space. The building material will be a vertical redwood siding batten construction with a door on the front and a door between the garage and the storage area.

Staff recommends to approve the changes as submitted.

MOTION: Col. Morrow moved to recommend approval of the site plan amendment for Shell Oil Company located on the northwest corner of SR 48 and Spring Valley Road to Council. Mr. Chappel seconded the motion. The motion was approved unanimously.

#### Goodwill Industries of Dayton - Site Plan Amendment (Goldman Property)

Mr. Schwab made a slide presentation of the proposed site plan amendment for the Goldman Property involving Goodwill Industries of Dayton. The request would allow the placement of a collection area along SR 48 in the parking area. The property located on the northeast corner of Spring Valley Road and SR 48 is zoned B-2.

Mr. Schwab stated that currently the Goodwill trailer is operating without permission in terms of a site plan change. There have been complaints from the Clareridge Homeowners' Association regarding the condition of the general upkeep of the existing site.

K-Mart does not allow other tenants on their property and even though the property is still in the ownership of Mr. Goldman, an agreement was made to relocate the trailer. The proposed area is immediately behind the grass area fronting on SR 48 just south of the Cassano restaurant. Mr. Schwab stated that some screening does exist at this time.

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

1. Screen the entire collection area with a 4 foot high wood fence.
2. Permit no items to be placed temporarily or permanently outside the screened area.

3. Only permit the collection of reusable household goods such as appliances, furniture, clothing, books, and other similar items. Materials normally collected at a recycling center or junk yard shall not be permitted to be collected on this site.

Mr. Horvath stated that there will be parking problems in this area as soon as K-Mart is open for business. He stated further that this parking area is also being used for a RTA "Park and Ride" area which limits the spaces even more.

Mr. Schwab stated that it will be up to the store manager as to whether the RTA "Park and Ride" area will continue.

Ms. Ann Massin, representing Goodwill, stated that plans to increase the operating house will be effective September 1, 1981 with the addition of 19 hours. These additional hours will allow the trailer to be open 7 days a week. She stated that if a parking problem does exist, there is a choice of 40 foot trailers and 27 foot trailers. She stated that if this becomes an issue, a 27 foot trailer could be sent into the Centerville area. Ms. Massin stated that the problem is after the trailer is closed and the public keeps coming. She stated that they have been working closely with the Centerville Police Department in order to apprehend persons responsible for thefts from the trailer.

Mr. Chappell asked if the fence would have some type of gate to allow a truck to pick up the materials.

Ms. Massin stated that she would assume the structure would be built so that it could be opened at either end.

MOTION: Mr. Samples moved to recommend approval of the site plan amendment for Goodwill Industries of Dayton (Goldman Property) with the following conditions:

1. Screen the entire collection area with a 4 foot high wood fence.
2. Permit no items to be placed temporarily or permanently outside the screened area.
3. Only permit the collection of reusable household goods such as appliances, furniture, clothing, books, and other similar items. Materials normally collected at a recycling center or junk yard shall not be permitted to be collected on this site.

Mr. Chappell seconded the motion. The motion was approved 4-2.  
Mr. Horvath and Mr. Bergsten voted no.

#### Centerville Mill - Site Plan Amendment

Mr. Schwab made a slide presentation of the site plan amendment for Centerville Mill located at 7991 Clio Road in the City of Centerville. The request is being made in order to relocate the vehicles scales on the property. The zoning on the parcel is I-1. The scales are to be relocated from the east side of the mill building to the east side of the metal building which is immediately north of the mill building.

Staff recommends approval of the request to move the location of the scales as requested by the applicant.

MOTION: Mr. Horvath moved to recommend approval to Council of the site plan amendment for Centerville Mill located at 7991 Clyo Road. Col. Morrow seconded the motion. The motion was approved unanimously.

#### Kimblewick Farms - Record Plan

Mr. Schwab made a slide presentation of the proposed record plan for Kimblewick Farms located south of Nutt Road and east of Atchison Road in Washington Township. Eight (8) estate lots plus the common area will cover the 27 acre parcel. Thoroughfare improvements will be required to Nutt Road which include its widening to match the improvements done in front of Polo Club Estates. A private drive will serve the subdivision and extend from Nutt Road and loop around the common area which contains a lake. A storm water detention area will be placed south of the common area.

Staff recommends to approve the record plan for Kimblewick Farms with the following conditions:

1. A sidewalk be added along Nutt Road adjacent to Lot No. 1.
2. A covenant be added to the Record Plan that requires any bridge constructed on Lots 6, 7, and 8 to be at least 10 (ten) feet wide, capable of supporting a 75,000 pound fire truck, and constructed so that restriction of the river flow by the bridge structure does not cause increased flood levels upstream. The covenant language shall require the approval of the City of Centerville to amend or remove this covenant.
3. The fire hydrant location be approved by the Washington Township Fire Department.
4. The City Engineer approve the dollar amounts for the performance bond and the inspection fee.

Mr. Val Lapsins, representing the developer, stated that there are approximately 26 acres currently draining into the existing lake. He stated that they wanted to control the level of the lake in such a way that it will come in at a predetermined amount. For that reason, a detention basin has been created and a small channel will transfer the water into the lake. Again, a predetermined amount of water will leave the lake level through a 15 inch pipe and drain into the creek.

Mr. Schwab stated that the Subdivision Regulations require curbs and gutters, and the street width can be varied. He stated that what is being proposed is a 20 foot wide street without curbs and gutters. He stated that if the Planning Commission approves this record plan, a variance will be granted allowing the street to be constructed without curbs and gutters.

Mr. Schab stated that the design of this subdivision has been reviewed with the Washington Township Service Director and it is acceptable as shown on the construction drawings.

Mr. Bergsten asked why the plan indicates a 30 foot channel easement.

Mr. Lapsins stated that the easement is to provide access for maintenance purposes.

Mr. Tate stated that by making that area a public easement, you are putting a public responsibility on it for keeping it clear.

Mr. Farquhar stated that this will not create an obligation on the municipality. It will give us an opportunity to go in if we should create a ditch district. At this time, the easement will not obligate either the City or the Township to maintain the area.

MOTION: Mr. Horvath moved to approve the record plan for Kimblewick Farms subject to the following conditions:

1. A sidewalk be added along Nutt Road adjacent to Lot No. 1.
2. A covenant be added to the Record Plan that requires any bridge constructed on Lots 6, 7, and 8 to be at least 10 (ten) feet wide, capable of supporting a 75,000 pound fire truck, and constructed so that restriction of the river flow by the bridge structure does not cause increased flood levels upstream. The covenant language shall require the approval of the City of Centerville to amend or remove this covenant.
3. The fire hydrant location be approved by the Washington Township Fire Department.
4. The City Engineer approve the dollar amounts for the performance bond and the inspection fee.

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

Mr. Horvath stated that after much delay, the sidewalk installation has been completed in Wrens Cross.

There being no further business, the meeting was adjourned.

9/29/81  
*Chris Tate*