

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 26, 1980

Mr. Horvath, acting-chairman, called the meeting to order at 7:36 p.m.

Attendance: Mr. Dallas Horvath, Mr. Brian Bergsten, Mr. Bernard Samples, Col. Stanley Morrow, Mr. Robert Chappell, Mrs. Marian Simmons. 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. Joseph S. Minner, Assistant City Manager.

Approval of minutes of February 26, 1980, Planning Commission Meeting:

MOTION: Mr. Bergsten moved to approve the Planning Commission minutes of January 29, 1980 as written. Col. Morrow seconded the motion. The motion was approved 5-0-1. Mrs. Simmons abstained.

SETTING OF PUBLIC HEARINGS

The following items were set for public hearings on Tuesday, March 25, 1980 at 7:30 p.m. in the City Building:

Bonded Oil Company - Sign Variance

Location: Southwest corner of SR 48 and Spring Valley Road

An Ordinance Amending The Official Thoroughfare Plan Of The City Of Centerville By Changing The Right-Of-Way Width Of McEwen Road From 70 Feet To 82 Feet And Providing An 82 Foot Thoroughfare Cross Section Standard.

An Ordinance Amending The Centerville Standards For Street Construction To Include Standards For An 82 Foot Thoroughfare Cross Section.

COMMUNICATIONS

Mr. Schwab stated that there has been one informal request by a church located within Centerville which desires to put up signs directing people to their church. They have been informed that this is not permitted in the current sign ordinance. Since a variance would be required in this situation, the church is asking the Planning Commission for their opinion at this time.

Staff's only concern is that there are a number of churches in Centerville which could amount to quite a few directional signs in the right-of-way area.

After discussion among the Planning Commission, Mr. Horvath stated that the majority of the Planning Commission would be against allowing these directional signs to be placed within the right-of-way.

Mr. Schwab stated that he would give this information to the church as they requested.

PUBLIC HEARINGS - none

UNFINISHED BUSINESS

Mr. Schwab stated staff is still in the process of making changes to the ordinance as listed on the agenda and it is recommended that it remain on the table.

Shadybrook - Preliminary Plan

Mr. Schwab recommended that this preliminary plan remain on the table as requested by the developer.

Lyons-McEwen Plat - Preliminary Plan

Mr. Schwab made a slide presentation of the preliminary plan for Lyons-McEwen Plat located north of SR 725 and west of McEwen Road in Washington Township. The acreage on the parcel is 21.4 acres. The zoning on the property is commercial. There are 17 lots proposed. There would be improvements to McEwen Road by adding a lane of pavement.

Mr. Schwab read over the list of staff recommendations. Those recommendations are as follows:

1. Right-of-way dedicated along SR 725 be 60 feet from the centerline of the existing roadway.
2. Right-of-way dedicated along McEwen Road be 41 feet from centerline.
3. A 12 foot lane of pavement and 2 foot berm be added along McEwen Road.
4. The access road right-of-way be decreased from 50 feet to 40 feet.
5. The access road be 26 feet back-to-back curb width.
6. A waterline and hydrants be located along the access road.
7. The access road curb cut be located opposite the existing driveway according to the intent of the Dayton Mall Access Control Plan.
8. The straight southern curb of the access road be a minimum of 120 feet from the deed centerline of SR 725.
9. A Grading Plan for the whole preliminary plan area be submitted with the first record plan.

Mr. Bob Archdeacon, representing the developer, stated that the problems from the first review by Planning Commission have been resolved by staff.

Mr. Bergsten stated that he is concerned with the throat length.

Mr. Archdeacon distributed revised copies of the preliminary plan to members of the Planning Commission.

Mr. Chappell asked if the curb cut is necessary at all.

Mr. Schwab stated that the curb cut is contained in the Dayton Mall Access Control Plan. However, it could be amended. Since the City Council has adopted this plan, it does obligate the City in some way.

Mr. Bergsten asked Mr. Archdeacon if the access road is really essential to this plan.

Mr. Archdeacon stated that after many options were considered, this plan represents a plan done in high-class fashion.

Mr. Schwab stated that the plan involves about 1,400 feet of frontage along SR 725. The area is zoned roadway business and this area could be developed into all fast food restaurants. If this area is developed into the proposed professional offices, that will have a different traffic generation characteristic.

MOTION: Mr. Samples moved to approve the preliminary plan for Lyons-McEwen Plat as presented with the conditions as follows:

1. Right-of-way dedicated along SR 725 be 60 feet from the centerline of the existing roadway.
2. Right-of-way dedicated along McEwen Road be 41 feet from centerline.
3. A 12 foot lane of pavement and 2 foot berm be added along McEwen Road.
4. The access road right-of-way be decreased from 50 feet to 40 feet.
5. The access road be 26 feet back-to-back curb width.
6. A waterline and hydrants be located along the access road.
7. The access road curb cut be located opposite the existing driveway according to the intent of the Dayton Mall Access Control Plan.
8. The straight southern curb of the access road be a minimum of 120 feet from the deed centerline of SR 725.
9. A Grading Plan for the whole preliminary plan area be submitted with the first record plan.

Col. Morrow seconded the motion. The motion was approved 5-1. Mr. Bergsten voted no.

NEW BUSINESSThird National Bank - Site Plan

Mr. Samples and Mr. Chappell both stated that they would like to be excused from the meeting during discussion for Third National Bank as they are both involved in consultant work for that firm.

Mr. Schwab stated that Council reviewed this site plan for Third National Bank located south of Spring Valley Road and west of SR 48. Council has some concerns on this project and instead of dealing with these concerns themselves, they passed a motion to send the project back to Planning Commission along with some of their recommendations.

Mr. Schwab reviewed the proposed site plan briefly for Planning Commission. The zoning on the parcel is B-2. The parking requirement is seven (7) spaces--twenty-eight (28) spaces are being proposed. One (1) additional curb cut is being proposed on Spring Valley Road. The signage is not a part of the application.

The recommendations from the Planning Commission regarding the previously approved site plan concerning the dedication of 43 feet of right-of-way to the City, that Spring Valley Road be widened to 20 feet of pavement with a 2 foot berm, the curb cut to the access road be worked on to improve the radius, a curb be constructed along the entire southern property line to eliminate the cross-traffic flow between the bowling alley parking lot and the bank drive-in window area, and an amended storm drainage plan be submitted. The revised plan has been submitted to the Planning Department which reflects these recommendations of the Planning Commission.

A curb on the plan has been placed around the entire project as recommended by Council.

The main concern of Council is the easternmost curb cut on Spring Valley Road. The feeling is that that curb cut will serve as a two-way entrance. Even though it will be posted as "Do Not Enter", people will ingress there to use the bank facility. Council considered several alternatives.

Staff has met several times discussing this curb cut, and it is their feeling that there is no basic problem with the layout of this curb cut.

MOTION: Mrs. Simmons moved to recommend approval to Council for the Third National Bank site plan as revised. Col. Morrow seconded the motion. The motion was approved 4-0.

Mr. Chappell and Mr. Samples returned to the meeting.

Huntington National Bank - Temporary Banking Facility

Mr. Schwab made a slide presentation for the proposed temporary banking facility for the Huntington National Bank located east of SR 48 and north of Loop Road. The zoning on the parcel is B-2.

The acreage is 1.5 acres. The request is for a temporary bank for an eight month period. The parking required would be 2 spaces. The bank has proposed 5 spaces which would be located on an adjoining doctor's office parking lot. A letter was submitted which states that the doctor's office is favorable to sharing the parking on a temporary basis. The temporary sign proposed is 32 square feet. The temporary facility is a trailer converted into a banking facility until the permanent facility is finished.

Staff's recommends approval with the following conditions:

1. That all necessary permits be obtained prior to opening the facility for public use (i.e., zoning, building, electrical, occupancy, and sign permits).
2. November 30, 1980 be established as the expiration date of the use approval.

Mr. Horvath suggested that the site plan for the permanent structure be reviewed to be sure there is a need for a temporary facility.

Huntington National Bank - Site Plan

Mr. Schwab made a slide presentation of the site plan for Huntington National Bank located east of SR 48 and north of Loop Road. The zoning is B-2 on the 1.5 acre parcel. The required parking would be 5 parking spaces--the proposed parking spaces number 26.

Mr. Schwab stated that the structure will be a light brown brick building with the drive-in window area in the rear. The roof will be some kind of dark brown material. The sign that is being proposed covers 49 square feet of sign area, is 16 feet high, and will be internally lighted. The sign would meet the requirements of the sign ordinance for this zoning district.

The lights on the property will be down-directed lights that have been approved in the past for projects in the area. There will be a single curb cut centered on the site. The traffic flow will be one-way with two (2) lanes of stacking feeding four (4) drive-in windows.

The landscaping provides for low shrubbery and trees on the site. A retention basin will be placed at the rear of the site that would retain most of the water in a severe storm.

Staff recommends approval with the following conditions:

1. The catch basin and grating located within the proposed curb cut be modified to the satisfaction of the City Engineer.
2. The retention basin be modified slightly to provide for controlled overflow and retention to the City Engineer's satisfaction.

Mr. Ron Keske, architect and construction manager for the Huntington National Bank, stated that due to the considerable slope of the area

in the rear of the property and the drainage basin will be maintained in an orderly condition. This property will not be sold off in the future. Mr. Keske stated that the type of tree to be planted in the area of the retention basin is a type that takes on water quickly so that water will not be dumped onto the properties in the rear of the site.

Mr. Chappell asked the depth of the retention basin at its fullest.

Mr. Schab stated about four (4) feet and an area of 8,000 cubic feet.

Mr. Chappell stated that his concern is that of a point of safety with children. Is there a fence proposed for this area?

Mr. Keske stated that it was not proposed but something could be done.

Mr. Horvath asked if a ground mounted sign would be considered in order to blend with the other signs in the area.

Mr. Keske stated that they would prefer the freestanding sign in order to obtain exposure from SR 48.

MOTION (Site Plan): Col. Morrow moved to recommend to Council approval of the site plan for Huntington National Bank with the conditions as follows:

1. The catch basin and grating located within the proposed curb cut be modified to the satisfaction of the City Engineer.
2. The retention basin be modified slightly to provide for controlled overflow and retention to the City Engineer's satisfaction.

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

MOTION (Temporary Banking Facility): Col. Morrow moved to recommend to Council approval of the temporary banking facility for Huntington National Bank with the following conditions:

1. That all necessary permits be obtained prior to opening the facility for public use (i.e., zoning, building, electrical, occupancy, and sign permits).
2. November 30, 1980 be established as the expiration date of the use approval.

Mrs. Simmons seconded the motion. The motion was approved unanimously.

Wedgewood Place - Record Plan (Replat)

Mr. Schwab stated that this is a replat of a previously approved record plan for Wedgewood Place located near the vicinity of Alex-Bell and Rahn Roads in Washington Township. The zoning on the parcel

is residential. The reason for replatting this area is to redefine the access easement at the front of the lots. The proper right-of-way for Alex-Bell Road was dedicated on the prior record plan and there were improvements proposed to the curve by Montgomery County on Alex-Bell Road. At the time this record plan was approved, there was a stipulation that an access easement of fifty (50) feet be on the plan. However, at that time, there was no specific plans as to where that road would be. The County has now done this project and also the access road has been installed. The reason for this replat is to redefine the access easement to the actual twenty-one (21) foot roadway that has been constructed on the site.

Staff recommends approval of this replat.

MOTION: Mr. Samples moved to approve the record plan replat for Wedgewood Place as submitted. Mrs. Simmons seconded the motion. The motion was approved unanimously.

Woodbourne, Section 34 - Record Plan

Mr. Schwab made a slide presentation of the record plan for Woodbourne, Section 34 located near the intersection of Rahn Road and Brittany Hills Drive. The zoning on the parcel is residential. The acreage for this section is 2.75 acres divided over three (3) lots. There will be a thoroughfare improvement required to Rahn Road.

The proper right-of-way according to the Thoroughfare Plan, which would be forty-three (43) feet, is being dedicated on the record plan as per the preliminary plan.

The staff recommendation would be to:

1. Require a 6 foot berm to be constructed along Rahn Road. This was what was worked out between the County and the Township at the time Connemara (adjacent subdivision) was approved as far as the improvement and instead of adding an additional lane.
2. Require the drainage swale along Rahn Road and additional drainage improvements to be made in accordance with the requirements of the City Engineer.
3. Subject to the receipt of a performance bond and inspection fee for amounts approved by the City Engineer.
4. The easement language be changed to include Cable T.V.

Mr. Schab stated that one item that was not shown on the construction drawings is a tile that is ending in lot #556 and which discharges water now by virtue of a swale. According to a regrading of Rahn Road on the construction drawings, it might indicate that the swale should be maintained in a westerly direction and then be brought across the roadway and into the lower area by a tile that is existing.

The performance bond should be in the amount of \$3,500 and the inspection fee in the amount of \$37.

MOTION: Mrs. Simmons moved to approve the record plan for Woodbourne, Section 34 with the following conditions:

1. Require a 6 foot berm to be constructed along Rahn Road.
2. Require the drainage swale along Rahn Road and additional drainage improvements to be made in accordance with the requirements of the City Engineer.
3. Subject to the receipt of a performance bond in the amount of \$3,500 and an inspection fee in the amount of \$37.
4. The easement language be changed to include Cable T.V.
5. The sidewalks are to be waived in this section.

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

The Bluffs of Normandy - Record Plan

Mr. Schwab made a slide presentation of the record plan for The Bluffs of Normandy condominium project located on the southeast corner of Alex-Bell Road and Normandy Lane in Washington Township. The zoning on the project is Special Use-Residential. The acreage on the parcel is 10.7 acres which will be divided over 69 units. The record plan is in agreement with the preliminary plan with some minor changes.

Staff recommendations are as follows:

1. Forty (40) feet of right-of-way be dedicated from centerline along Normandy Lane with no parking easement encroachment.
2. An additional lane of pavement along the north side of Alex-Bell Road be constructed with appropriate tapers and striping to be approved by the City Engineer.
3. Additional pavement be added to improve the alignment of Normandy and Alex-Bell to be approved by the City Engineer.
4. The City Engineer approve a performance bond and inspection fee for all improvements.

Mr. Duane Schaffer, representing the developer, stated that if the Commissioners had any questions, he would be willing to answer them.

Mr. Bergsten questioned not having an additional turn lane on the south side of Alex-Bell Road.

Mr. Schwab stated that there is a problem because the State of Ohio has already acquired a considerable amount of right-of-way in this area for I-675. In studying the accident statistics at the intersection of Normandy Lane and Alex-Bell Road, it would be more beneficial to put a by-pass lane on the north side of Alex-Bell Road and create a left-turn lane onto Normandy Lane. By improving the alignment of Normandy Lane and Alex-Bell Road to right angles, this would be in lieu of adding an additional lane to Normandy Lane which the Township is not favor of.

Mr. Schab stated that this plan was discussed with Mr. Bill Johnson, Washington Township Service/Street Director, and the Township is in agreement on this concept.

Mr. Schab stated that if Planning Commission wishes to approve this plat as presented, a performance bond in the amount of \$131,000 and an inspection fee of \$400 should be a condition of the approval.

MOTION: Mr. Chappell moved to approve the record plan for The Bluffs of Normandy with the stipulations made by staff which are as follows:

1. Forty (40) feet of right-of-way be dedicated from centerline along Normandy Lane with no parking easement encroachment.
2. An additional lane of pavement along the north side of Alex-Bell be constructed with appropriate tapers and striping to be approved by the City Engineer.
3. Additional pavement be added to improve the alignment of Normandy and Alex-Bell to be approved by the City Engineer.
4. A performance bond in the amount of \$131,000 and an inspection fee of \$400 be submitted.

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

Olde Drummerstown, Section 4 - Bond Release

Mr. Schab stated that the performance bond for Olde Drummerstown, Section 4 should be replaced with a maintenance bond at this time. Mr. Schab stated that the Washington Township Service/Street Director as well as the Washington Township Trustees have found that the roads are acceptable.

It is staff's recommendation to release the performance bond of \$17,700 for Olde Drummerstown, Section 4 subject to receipt of a maintenance bond of \$1,000 to be in effect for an additional year (from time of receipt of the maintenance bond).

MOTION: Mrs. Simmons moved to approve the release of the performance bond of \$17,700 for Olde Drummerstown, Section 4 subject to receipt of a maintenance bond of \$1,000, to be in effect for an additional year (from time of receipt). Mr. Bergsten seconded the motion. The motion was approved unanimously.

Normandy Manor - Bond Release

Mr. Schab stated that it is his recommendation to release the performance bond of \$91,320 for Normandy Manor subject to receipt of a one (1) year maintenance bond (or to be extended if the ditch is not completed) in the amount of \$5,000.

MOTION: Mr. Samples moved to approve the request for release of a performance bond of \$91,320 contingent upon receipt of one (1) year maintenance bond in the amount of \$5,000 or to be extended if the drainage swale is not completed by this time.

MOTION: Mr. Samples moved to withdraw his motion. Mr. Bergsten seconded the motion.

FINAL MOTION: Mr. Samples moved to approve the release of the performance bond for Normandy Manor in the amount of \$91,320 subject to receipt of a one (1) year maintenance bond in the amount of 5% of \$91,320 and subject to receipt of a performance bond for performance of the improvements concerning the ditch in the amount of \$2,500. Mr. Bergsten seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

Nella J. Harvath, Acting Chairperson