

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 30, 1979 Meeting

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Bernard Samples, Col. Stanley Morrow, Mrs. Marian Simmons. Absent: Mr. Brian Bergsten. Also present: Mr. Alan C. Schwab, Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney.

Mr. Tate stated that it was his understanding that Mr. Cash may no longer be a member of the Planning Commission.

Mr. Farquhar stated that that was correct. Mr. Cash sent a letter of resignation to the City Council. Mr. Farquhar stated that the resignation had something to do with an opinion from the City of Dayton attorney that has to do with city employees serving, under the terms of the City of Dayton charter, on the Regional Planning Commission. This matter came up two years ago when Mr. Cash was appointed and at that time there was a difference of opinion which said he could serve.

Mr. Tate stated that Mr. Cash would be missed as a member of the Planning Commission.

Approval of minutes of August 28, 1979, Planning Commission minutes:

MOTION: Mr. Samples moved to approve the minutes of August 28, 1979 as written. Mr. Horvath seconded the motion. Motion approved unanimously.

Approval of minutes of September 25, 1979, Planning Commission minutes:

MOTION: Mr. Horvath moved to approved the minutes of September 25, 1979 as written. Mr. Samples seconded the motion. The motion was approved 3-2. Mrs. Simmons and Col. Morrow abstained.

SETTING OF PUBLIC HEARINGS - none

COMMUNICATIONS

Mr. Schwab stated that the site plan for the Burger King restaurant had been approved by City Council.

PUBLIC HEARINGS

Winchester Management Company - Sign Variance

Mr. Schwab made a slide presentation of the request for a sign variance which will be located at the Chevy Chase apartment complex at the corner of SR 48 and Loganwood Drive. The zoning on the property is Entrance Corridor (E-C) which is a conditional use district. The request is to decrease the sign setback from SR 48. Under the E-C zoning, there is a requirement that no structure be within 160 feet from the centerline of the primary road off of which a particular use is located. The intent of this ordinance is to mean buildings,

however, a sign under the ordinance would definitely qualify as a structure. The request for this variance request is the result. The ordinance requires the setback to be 160 feet from SR 48 and 60 feet from Loganwood Drive. The request is to have the sign approximately 107 feet from the centerline of SR 48 and 26 feet from the centerline of Loganwood Drive. The size of the proposed sign is well within the limitations. The sign will not be in a location that will obstruct visibility. It will be placed 11 feet back from the curb of Loganwood Drive and 17 feet back from the curb of the parameter road. It is staff's recommendation that this request is within the guidelines for a variance as requested.

Mr. Tate opened the public hearing.

There were no speakers for or against.

Mr. Tate closed the public hearing.

Mr. Horvath asked if there will be a light on the sign.

Mr. Schwab stated that he did not know. If there is, it will be externally done so.

MOTION: Mr. Samples moved to approve the request by the Winchester Management Company for a sign variance as presented subject to the plantings surrounding the sign be approved by staff. Mrs. Simmons seconded the motion. Approved unanimously.

Amendment to Municipal Code to Provide for Collection of Fees for Preparation of Subdivider's Agreements and Performance Bonds and Providing that Private Streets must meet Construction Specification

Mr. Schwab stated that the purpose of the ordinance change would be to clarify the language within the Subdivision Regulations to specifically provide for the bonding and inspection of private streets within the development. Previously, private streets could be constructed to the discretion of the developer without the requirement of bonding or inspection during the construction of those streets.

Staff's recommendation is that state law does give the City the power to require that these be infact inspected just as if they were public streets and constructed to certain specifications that are approved by the City. The only difference will be that when the streets are completed, they will be turned over to whatever private enterprise was designed than to dedicate the right-of-way to the City.

The other item of change is to require that each time a subdivider's agreement is drafted with a record plan, that there be a \$50.00 charge to be assessed on the developer and each performance bond that is required to be drafted as a part or adjoining a subdivider's agreement, that there be a \$25.00 charge.

Mr. Tate opened the public hearing. There were no speakers for or against. Mr. Tate closed the public hearing.

MOTION: Mr. Horvath moved to recommend the approval of the Ordinance to amend chapters 1113, 1115, 1117 and 1121 of the Centerville Municipal Code by providing for the collection of fees for preparation of subdividers, agreements and performance bonds, providing for performance bonds for private streets and providing that private streets must be constructed in accordance with Centerville street specification. Mr. Samples seconded the motion. Motion approved unanimously.

Gary W. Minnis - Sign Variance

Mr. Schwab made a slide presentation of the request for a sign variance located at 168 West Franklin Street just east of the old high school. The zoning on the property is R-3. A short time ago, Council did approve in conjunction with the Planning Commission recommendation, residential offices for this location. The variance is for sign setback and sign area. The required setback is 25 feet from the right-of-way and the request is for 7 feet from the right-of-way. The sign area required is not really addressed under the Ordinance for this use. The request is for 15 square feet per side for a total of 30 square feet. The sign will have a wooden planter around the bottom with a wood frame around the sign. The building has a slanted cedar board effect. The sign was designed to fit in with the building. The location of the sign will be approximately 12 feet from the back of the curb.

Staff recommendation is to approve the request due to the extreme setback requirement in this location.

Mr. Tate opened the public hearing. There were no speakers for or against. Mr. Tate closed the public hearing.

Mrs. Simmons asked the setback of the signs located just east in the A-P District.

Mr. Schwab stated that signs located in the A-P District would be just about the same.

Mr. Horvath asked about the size of the sign in comparison to those in the A-P District.

Mr. Schwab stated that as he understands it, the A-P District has no real stipulation on the size of signs. This sign is within the general size of what the A-P Board is approving. The sign is to be externally lighted.

MOTION: Mrs. Simmons moved to approve the sign variance request subject to the plantings being approved by staff. Mr. Horvath seconded the motion. Motion approved unanimously.

Unfinished Business

Amendment to the Zoning Ordinance to Include Regulations Concerning Signs and to Provide Definitions Therefor, within the Architectural Preservation District

MOTION: Mr. Horvath moved to table Ordinance 15-61, the Zoning Ordinance, as amended by Ordinance number 28-73, to include regulations concerning signs and to provide definitions therefor, within the Architectural Preservation District. Mr. Tate seconded the motion. Motion approved unanimously.

NEW BUSINESS

The Bluffs of Normandy - Preliminary Plan

Mr. Schwab made a slide presentation of the proposed preliminary plan located at the southeast corner of Alex-Bell Road and Normandy Lane. The acreage involved in the project is approximately 10.7 acres. The number of proposed units on the site is 69 condominium units. The number of parking spaces shown on the plan is 57 garage spaces for about .8 spaces per unit. The non-covered parking spaces total 98 spaces which would be 1.7 spaces per unit. The total number of parking spaces for the development is 155 parking spaces which is a total of about 2.2 spaces per unit.

There will be thoroughfare improvements required on Alex-Bell Road and Normandy Lane. The single access to the property will be double boulevard on Alex-Bell Road. The applicant has also proposed in conjunction with the Township's Special Use zoning, to provide three (3) emergency accesses that would be chained and gated. These will be used only by emergency equipment.

Staff recommendations are as follows:

1. Right-of-way dedication along Normandy Lane should increase from the proposed 35 feet to 45 feet from the centerline.
- 2a. One additional lane should be made along Alex-Bell Road.
 - b. One additional lane along Normandy Lane be added.
 - c. The intersection of Alex-Bell Road and Normandy Lane be realigned to 90 degrees from the existing 25 degree offset.
3. The plan that is now being reviewed, does not indicate the three (3) emergency access points. It is staff's feeling that these access points should be clearly indicated on the plan and that the locations should be integrated into the parking layout such that they would discourage parking in front of them.
4. Provide an emergency access road capable of supporting a 20 ton truck to the Community Building.
5. A walkway from Bluffs Drive to the Community Building be installed or shown on the plan.
6. The fire hydrants be located and orientated to the satisfaction of the Fire Department.
7. The sidewalk path widths should be 4 feet instead of 3 feet.

The road shown on the plan is 22 feet wide pavement back-to-back curb. If you subtract the curb amount that will leave basically a 20 foot pavement area for travel which would be the minimum that staff would recommend.

Mr. Tony Bower, representing the developer, stated that there is about a 60 foot change in elevation on the site. He stated that one of the first things that they looked at was access to and from the site. The first indication was to have access onto Normandy Lane. At the point where access would be on Normandy Lane would be about 600 feet from the intersection of Normandy Lane and Alex-Bell Road. In terms of congestion, there will be a conflict at the intersection and the site distance problems in the area. On the basis of that analysis, they looked at the Alex-Bell Road access. There is only one spot on Alex-Bell Road that you can get proper site distance and that is what is being proposed.

Mr. Bower stated that there will be no problem with the three (3) emergency access points. He stated that there is water and sewer into the area. There is 12 inch water along Alex-Bell Road and 6 inch water along Normandy Lane. Also there is 8 inch sanitary sewer along Normandy Lane. Mr. Bower stated that there will be no problem with the sidewalk to the Community Building.

Mr. Bower stated that the additional turn lane into the project is needed. There is a concern about the request for additional right-of-way and improvements along Normandy Lane. The plan is based on a 35 foot right-of-way, the buildings and development are located with respect to the 35 foot and to the topography.

Mr. Samples asked the distance of the access to the project from Normandy Lane.

Mr. Bower stated about 350 feet.

Mr. Schwab stated that the intersection of Alex-Bell Road and Normandy Lane will carry the traffic volume that will be created by this development in addition to that already in existence because of the Dayton Mall traffic. At the time of record plan stage, some more useful improvements can be looked into as far as pavement being added.

MOTION: Mr. Horvath moved to recommend approval for the preliminary plan of The Bluffs of Normandy to include the staff's recommendations as follows:

1. The dedication of right-of-way along Normandy Lane be increased to 40 feet from 35 feet.
2. The following thoroughfare improvements be required:
 - A. One additional lane of pavement along Alex-Bell Road.
 - B. The intersection of Normandy Lane and Alex-Bell Road be re-aligned to 90° from the existing 25° offset.
3. The three emergency exits to Normandy Lane be clearly defined

and integrated into the parking layout so as not to encourage parking blockage.

4. Provide an emergency access road capable of supporting a 20 ton truck to the Community Building.
5. Provide a walkway from Bluffs Drive to the Community Building.
6. The fire hydrants be located and orientated to the satisfaction of the Washington Township Fire Department.
7. Sidewalk path widths should be 4 feet wide instead of 3 feet.

Col. Morrow seconded the motion. Motion approved unanimously.

Foto Fair - Site Plan Amendment

Mr. Schwab made a slide presentation of the site plan amendment for Foto Fair located in the Centerville Place Shopping Center on the west side of SR 48 just south of Spring Valley Road. The zoning on the property is B-3--conditional use. The request is being submitted in order to place a Foto Fair in the parking area, thus deleting eight (8) parking spaces. This has no effect on the parking requirement.

Staff recommendations are:

1. Identification sign for the Foto Fair be limited to just the sign "Foto Fair" on each mansard with a "Film Developing" sign and no additional signage in the way of a freestanding sign be approved. The only additional signs will be some window graphics.
2. There is an Arby's layout that is shown on the submitted amended site plan. This approval is not being approved as a part of this site plan.

Mr. Ben Rifkin, representing Foto Fair, stated that the newest Foto Fair with this new design has been opened at the K-Mart store in Kettering. If any member of the Planning Commission was wanting to look at it, this location has the new design in architecture. He stated that this new design seems to fit in well with most of the shopping centers.

MOTION: Col. Morrow moved to approve the site plan amendment as presented to include the recommendations of staff. Mr. Samples seconded the motion. Motion approved 5-1. Mr. Horvath voted no.

Rules of Procedure for the Centerville City Planning Commission

The members of Planning Commission reviewed the rules of procedure stating that some changes should be made to update the procedures now being used during the meetings.

Mr. Schwab stated that some changes will be made and then given to Planning Commission for adoption.

There being no further business, the meeting was adjourned.