

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 27, 1979 Meeting

Mr. Tate called the meeting to order at 7:36 p.m.

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

Mr. Tate stated that the Planning Commission meeting for December has to be scheduled due to the Christmas holiday. The Planning Commission members agreed that Tuesday, December 18, 1979 would be satisfactory for the regular meeting. This meeting will be held in the Community Room in the Municipal Building due to the Board of Architectural Review meeting being held in Council Chambers.

Approval of minutes of November 27, 1979, Planning Commission meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of October 30, 1979 as written. Col. Morrow seconded the motion. The vote was 5-0-1. Mr. Bergsten abstained. The motion was approved.

Approval of the amendment to the minutes of August 28, 1979, Planning Commission meeting:

MOTION: Mr. Horvath moved to approve the amendment to the Planning Commission minutes of August 28, 1979 as written. Mrs. Simmons seconded the motion. Motion approved unanimously.

SETTING OF PUBLIC HEARINGS

Mr. Farquhar stated that a variance on the driveway approach construction materials and specifications is not really a variance, but an exception to the Subdivision Regulations. Since this is the case, this project does not require a public hearing. This will simply be heard at the next meeting as a new business item.

The following items were set for public hearing to be heard on Tuesday, December 18 at 7:30 p.m. in the Community Room at the Centerville Municipal Building:

Mikula, Stephen - Variance on Building Setback
Location: 458 North Main Street

Mikula, Stephen - Variance on Sign Area and Setback
Location: 458 North Main Street

COMMUNICATIONS

Mr. Schwab stated that City Council did approve the ordinance recommended by Planning Commission for the bonding of private streets as well as the collection of a fee for subdivider's agreement and performance bond preparation.

The Foto Fair booth in the Centerville Place Shopping Center was approved by City Council which amended the site plan.

A draft of the Architectural Preservation District Ordinance is in the process but is not entirely completed. The sign section remains to be completed as far as the draft. This draft has been to City Council during a work session and did require some very minor changes. That amended draft will now be distributed to the Board of Architectural Review, Planning Commission, and some of the businessmen in the Architectural Preservation District and any other interested persons in order to get feedback on this particular draft.

UNFINISHED BUSINESS

AN ORDINANCE AMENDING ORDINANCE NUMBER 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 stated that this ordinance will remain on the table.

NEW BUSINESS

Shadybrook - Preliminary Plan

Mr. Schwab made a slide presentation of the preliminary plan for Shadybrook located south of Nutt Road and west of Atchison Road in Washington Township. The acreage is 27 acres for the proposed 45 single-family lots. Thoroughfare improvements will be required along Nutt Road.

Mr. Schwab stated that the Park District is interested in expanding the park which was a part of Nutt Road Estates, Section 2, into the area of Shadybrook. The Township zoning approval did request that the developer and his engineers work with the Park District to provide for the expansion of this park.

The lack of a stub street in Polo Club Estates is due to the extensive creek that crosses in that area. The Nutt Road Estates development shows no stub street tie-in to the Lumpkin Property which is just east of the proposed site. One of staff's recommendations is that a stub street go to the Lumpkin Property to provide for tie-in for future development.

Another major element in this project is the Sugar Creek. This creek is not just a small drainage ditch. The plan indicates that the Sugar Creek will be re-channeled into an open swale that is 8 feet to 16 feet deep and 56 feet wide with a 20 foot wide bottom. The area of the stream is heavily wooded. Some of these trees have to be 3 to 4 feet in diameter which are not indicated on the preliminary plan. From a planning point of view, this layout is not very imaginative for the site.

Mr. Schwab stated that disapproval should be made on this project unless the following issues are resolved:

1. There is a zoning condition that the Township placed on this property that requires the developer to present a drainage plan for this area surrounding this plot as well as the plot itself and have that plan approved by the Township prior to submission and approval of plans by the City of Centerville. This plan will be reviewed by the Township tonight (Tuesday, November 27, 1979).
2. There should be a storm water drainage plan shown for this site and an analysis provided including a detail of flood hazard conditions and the Sugar Creek rechannelization effects.
3. A stub street provided to the east (somewhere in the vicinity of proposed lot #7).
4. The Washington/Centerville Park District has indicated that they have not been contacted concerning expansion of the park area to the west. Staff recommendation is that a walkway between lots #12 and #13 be provided if the park is not expanded in this area.

Also the significant trees be located on the preliminary plan.

5. The radius of the 90 degree bend in Nuttcreek Drive be increased to 100 feet.
6. The Fire Department has requested that the name of Streamwood Drive be changed for the reason that we already have a Woodstream Drive and this would cause confusion.

Mr. Karl Schab stated that the rechannelization of the ditch is of great concern. The cross section of the ditch shown on the plans is not satisfactory. Also at the bridge itself, there will have to be some kind of widening of the bridge structure to make the water funnel into the right direction and not cause any problems. There is a need to look at the final phase at a widening of a roadway to get into the new street that would be something like a deceleration lane.

Mr. Al Wahby, representing the developer, stated that of the 27 acres on this parcel, 6.6 acres of this area is flood area. He stated that the capacity of the channel is 21 cubic feet per second while the actual water 100 year computations are 1600+ cubic feet per second.

Mr. Wahby stated that the walkway to the park would be no problem. The stub street to the east would take out a whole lot plus the cost of the improvement to the street. The street name change will be no problem. All improvements along Nutt Road are acceptable to the developer without question. Improvements beyond that is really on property that belongs to someone else. In approaching the whole plat, the standards required by the Subdivision Regulations have been met.

Mr. Horvath suggested instead of having two (2) stub streets to the south, have one to the south and one to the east.

Mr. Wahby stated that would be possible.

Mr. Bergsten suggested having an underground tile and a grassed swale above that for flood conditions greater than the tile would be able to handle.

Mr. Tate stated that he is opposed to the rechannelization of the stream. The trees that are growing along that creek will be gone if the rechannelization occurs.

Mr. Schwab stated that if the preliminary plan is approved with the layout of the streets and the trees are not shown on the plan, at the record plan stage when the trees are located on the plan if they are in the path of the street, they will be removed.

Mr. Wahby stated that the Subdivision Regulations do not require to show the trees on the preliminary plan.

Mr. Schwab stated that under the specifications to be shown on the preliminary plan under item Q:

"Drainage channels, wooded areas, power transmission poles and lines, and any other significant items should be shown."

Mr. Tate reminded Mr. Wahby that Washington Township requested that no action be taken on this project tonight.

Mr. Wahby agreed to table the project.

MOTION: Mr. Bergsten moved to table the preliminary plan for Shadybrook. Mr. Horvath seconded the motion. The motion was approved unanimously.

Mr. Schwab stated that if it is possible a field trip should be set up to view the site for the proposed Shadybrook plat.

Mr. Tate stated that staff should set something up.

There being no further business, the meeting was adjourned.

