

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

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Brian Bergsten, Mr. Dallas Horvath, Mr. Bernard Samples, Mrs. Marian Simmon, Mr. Francis Cash, Mr. Roland McSherry. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Joseph S. Minner, Administrative Assistant.

NEW BUSINESS

Kroger Store (Centerville Place) - Amendment to Site Plan

Mr. Schwab stated that the Kroger Store located in the new Centerville Place Shopping Center north of Sheehan Road, west of SR 48 and south of Spring Valley Road has contacted the Planning Department in order to make an amendment to the Site Plan of Centerville Place.

A representative for Kroger's stated that they want to construct an enclosed trash compactor on the outside of the building. It requires an addition of an eight(8) foot by twenty (20) foot concrete slab which is six (6) inches thick. The compactor will be adjacent to the dock on the west side of the building and will be totally enclosed. The enclosure will be locked which will insure only authorized personnel will have access.

Mr. Schwab stated there is one problem--there is a water main easement that runs parallel to the back of the building. He stated that if we receive a letter showing there has been communication between Kroger's and the County Sanitary Department resolving any concerns of the Sanitary Department, staff would have no problem with it. He stated that the concrete pad is only six (6) inches to one (1) foot over the easement line.

MOTION: Mr. Bergsten moved to approve the compactor contingent to approval between Kroger's and the Montgomery County Sanitary Department that the encroachment on the easement poses no problems. Mr. Horvath seconded the motion. The motion was approved unanimously.

PUBLIC HEARINGS

Centerville City Schools - Parking Variance

Mr. Tate stated that the next item on the agenda was the public hearing for the parking variance for Centerville City Schools located at 500 East Franklin Street.

Mr. Dick Packard, attorney for the Centerville School Board School District, stated that in some of the previous meetings the grassed parking has been proposed in order to help with the drainage situation.

Mr. Tate stated that a variance is necessary in order to provide a grassed area for parking. The grassed parking area should reduce the runoff to the south.

There were no speakers for or against the variance issue.

Mr. Tate closed the public hearing and stated that he would like to move right into the unfinished business of the review of the site plan for the stadium and consider the proposal as a whole.

#### UNFINISHED BUSINESS

##### Centerville High School - Expansion of the Centerville High School Site

Mr. Schwab briefly reviewed the proposed stadium located at 500 East Franklin Street.

Mr. Packard stated that he understood at the last Planning Commission meeting, preliminary approval was given subject to the filing of a final site plan with final engineering data and all the dimensions. He stated that this final proposal is being considered tonight.

Mr. Packard suggested that the letter from Mr. Alan Schwab, dated January 26, 1979, be included in the presentation on the basis of the comments that were stated (letter attached). The items were outlined in the following order including the respective responses:

Item 4. Construction of 1,800 on-site parking spaces is completed (1,160 paved and 640 grass with gravel subbase) before an occupancy permit for the stadium is granted.

Mr. Packard stated that the School Board has committed itself that if on-site parking spaces are not complete, parking spaces will be provided at Tower Heights. Busing will be provided so that the equivalent on-site parking will be provided on school property.

Item 5. An acceptable parking plan is submitted and approved by the Planning Commission to accommodate the estimated 1,000 additional cars that a capacity crowd will generate that cannot be accommodated within the 1,800 parking spaces provided on the school site.

Mr. Packard referred to the Zoning Ordinance regulations which requires 1 space per 4 seats, which the school has met. He stated that does not seem to be a condition that the School has to deal with. Certainly the possibility is there, however, they have met a seating capacity that was proposed on-site. The required ratio has been met.

Item 6. A manual traffic control plan be submitted and approved by the Planning Commission with a breakdown of the number of personnel each governmental agency is responsible for providing and the duties and qualifications of each person needed.

Mr. Packard stated a manual traffic control plan will be submitted. A meeting will be scheduled with the proper governmental agencies before the first game in order to discuss the traffic control procedure.

Item 9. The proposed signage is amended to comply with the Centerville Sign Ordinance for schools:

- A. Construction sign (50 sq. ft. total area with a maximum of 4 sq. ft. per contractor).
- B. Identification sign for the site (32 sq. ft. per face and 64 sq. ft. total sign area).
- C. Directional signs (2 sq. ft. per face).
- D. Only signage not visible from off the school property are exempt from these requirements.

Mr. Packard stated that the graphic proposed is not for consideration at this time. The signage will be reviewed as a separate issue.

Item 11. The site plan is amended to show a continuous 8 ft. high chain link fence to be constructed from the southwest corner of the property to join the proposed fencing at Judson Road.

Mr. Packard stated that a fence of this type is proposed and will be constructed probably long before the construction on the site is completed.

Item 12. The site plan is amended to include visual screening of approximately 6 ft. in height along all property lines that abut residential uses.

Mr. Packard stated the only residential areas are to the south and to the west. To the south there is a natural screening that results in the difference in the elevation between the land south of the site and the site itself. There is also a rather dense foliage to the south. He stated that what we are really concerned with is the screening proposed on the west. The School Board does propose screening along the west side. There will be a landscaping plan in connection with the development of the site.

Mr. Tate expressed concern that construction equipment would occupy some of the on-site parking area.

Mr. Packard stated that the total construction will be done in two phases in which case there would be construction equipment on site. Because this would take up some parking area, Tower Heights would be used for the overflow parking.

Dr. Sid Roach stated that during dry conditions Tower Heights would be used. During a rain, Magsig could handle up to 400+ cars. Tower Heights would be within walking distance, however, Magsig is another story. He stated that something would have to be worked out.

Dr. Roach was asked if Tower Heights could be used on a permanent basis. He agreed it could be.

Mr. Cash stated that he does not understand why the School Board would want to build a modern facility with inadequate parking, something inconvenient to the users.

Mr. Packard stated they are working with a limited, fixed site and it has to be decided whether to devote the site to the parking used several times a year or to devote the site to activities which will use the site more frequently for educational purposes.

Mr. Cash asked if the graphic was not considered a sign.

Mr. Packard stated that he just did not feel this was an issue for site plan approval and the graphic would be worked out with the architect.

Mr. Cash suggested that perhaps a wooden fence should be put up instead of a chain link one. He stated this would provide screening as well.

Dr. Roach stated that they plan to plant trees along the fence area.

Mr. Cash stated he would like to see the landscaping on the site plan.

Item 10. The City Engineer certify to the Planning Commission that the following drainage conditions are satisfactory:

- A. The size of the retention basin in the vicinity of the south property line is adequate to perform its function of silt control during construction.

Mr. Schab stated that the retention basin as shown will be given protection to the properties on Eccles Place and south of that area. No specific runoff and silting will occur under normal conditions. He said that he believes what is shown on this plan will do the job.

- B. The design of the non-paved parking is adequate for both parking and water retention.

Mr. Schab stated it would be adequate for water retention as far as the northern retention basin.

- C. The southern slope of the two playing fields located on the southwest corner of the property does not present a flood hazard to the adjacent property owners.

Mr. Schab stated that modifications in the original layout have been made to correct the previous concerns. The present plan shows it practically level presenting no flood hazard.

Mr. Schab stated in view of the scheduling of work to be done, the retention basin will be put in first.

Members of the Planning Commission expressed concern about the chance of drainage problems due to the unpaved parking areas.

Mr. Tate stated that this is the problem of the School. Provisions are being made to keep from flooding the area residents, but this issue is a matter of maintenance on School property.

The Planning Commissioners asked about the amount of increased runoff.

Mr. Bob Archdeacon stated that the building and roadway will create additional runoff, however, the sloped area to the south will counteract that. The area to the south will have a type of pond created with the two retention basins in that pond.

Item 13. The City Engineer certify that the non-paved emergency roadway connecting to Judson Road is constructed to specifications that will support an 18 ton fire truck during wet conditions; and

Item 14. The site plan be amended to show a non-paved clearly defined roadway network that provides emergency access to each of the playing fields. The roadway specifications must be capable of supporting a 6 ton ambulance during wet conditions.

The Fire Department is concerned about getting equipment into the area, however, there should not be a problem under moderately moist conditions.

Mr. Larry Anderson stated that they are providing areas between the fields to drive on. He stated they are compacting the base to 95% of its maximum compaction. It will then be seeded. He stated that they are not putting a special base under it, but it should be superior to any of the playing fields in your normal parks and things of that nature. Under wet conditions, he stated he did not know what it would hold. He stated if it is too wet to get this equipment through, it would be too wet to utilize these fields.

Item 3. A pedestrian gate and walkway access with steps to the playing field level are provided along the south fence line at Eccles Place.

Mr. Anderson stated a fence across the south property line is indicated on the plan. A walkway is not practical because a 20 foot change in elevation is planned for that area and it would take quite an extensive walkway system. Also there would have to be a step system going across the retention area. This would result in a number of steps to be constructed.

Item 7. The site plan is amended to eliminate the conflict of the existing 48" storm sewer line shown located underneath a proposed building.

Mr. Archdeacon stated the structural engineer has furnished Mr. Schab with calculations to prove there is no structural deficiency in the foundation of the building or the pipe. The pipe is deep enough that it can carry the load of the building at the foundation and is of adequate strength to carry the building. It is a concrete pipe 48" in diameter. It is a private sewer that was installed by the School Board and maintained by the School Board. As long as the structural aspect has been satisfied, there should not be a problem.

Item 8. The site plan is amended to eliminate the erection of the buildings over the Montgomery County Sanitary Sewer and Water Department easements.

Mr. Packard stated there is a sanitary sewer that serves the School and the School only. It is parallel to the storm sewer. It was made a public sewer at the time it was constructed and there was an easement granted to the County. At this point, the County maintains that. The

County has agreed to vacation of that easement because the sewer services only the School property and it will then become the maintenance of the School Board. The Board of Education will make application to vacate that easement and accept maintenance of the sewer.

Mr. Schab stated that he would be satisfied if the City can get some kind of assurance that the School Board will be responsible for the maintenance of the storm sewer.

More discussion followed on who will have responsibility to maintain the storm sewer. Mr. Packard and the Planning Commission agreed that it will be the City's responsibility to maintain the storm sewer, unless the maintenance is a result of the existence of the building.

Item 1. The site plan is amended to show a direct access road from the High School Stadium to Clyo Road in accordance with the recommendations of the City Planning and Engineering Departments, the Greene-Montgomery County Transportation Coordinating Committee, the Ralph Woolpert Company (the School District's traffic consultant), and the Washington Township Fire Department; and

Item 2. Construction of the direct access road from the stadium to Clyo Road is completed before an occupancy permit for the stadium is granted.

Mr. Packard stated there have been negotiations and activities regarding an access road from the stadium to Clyo Road. The School Board is dedicated to tying this site into Clyo Road for its purpose as much as the Planning Commission has expressed their desire and requirement for direct access to Clyo Road. Unfortunately, this involves crossing private property and involves negotiations with various property owners. Consideration must be given to the location of the road and who is going to be benefitted by it. The extent of the allocation of benefits must equal the allocation of the cost. He stated the continued activity and dedication of the School Board concerning the subject of the road from this site to Clyo Road will be resolved and there will at some time be a road.

Mr. Cash asked if the School Board had taken official action that this will be done.

Mr. Packard stated that there was no resolution adopted at this time. It can be done, however.

Mr. Cash suggested tabling the site plan until access to Clyo Road is secured.

Mr. Packard stated that he believes in that case, the Planning Commission should deny the site plan.

Mr. Cash stated that the Planning Commission feels that if access is not possible to Clyo Road, the stadium should not be there. The School Board does not appear to feel that way.

Mr. Packard stressed that as long as the Planning Commission does not make a decision the negotiations for access to Clyo Road will be delayed. He stated that when a decision is made one way or another, it unlocks the issue.

MOTION: Mr. Horvath moved to recommend approval of the site plan, Set A-2R for the Centerville Stadium presented to the Planning Commission tonight with conditions that construction of a direct access road from the stadium to Clys Road be completed before an occupancy permit for the stadium is granted. Mrs. Simmons seconded the motion.

Mr. Horvath amended his motion to include all of the following:

FINAL MOTION: Mr. Horvath moved to recommend approval of the site plan, Set A-2R for the Centerville Stadium presented to the Planning Commission tonight with conditions that construction of a direct access road from the stadium to Clys Road be completed before an occupancy permit for the stadium is granted; building and continuing the eight (8) foot high chain link fence to the southwest corner property line; and, the School Board will out of courtesy submit to the Planning Commission their plan for screening. Mrs. Simmons seconded the motion. The motion was approved 6-1. Mr. Cash voted no.

Motion on the parking variance:

MOTION: Mr. Cash moved to approve the variance to allow non-paved parking with the condition that the base shown on the site plan be provided and that sod over that base will be approved by the City Engineer. Mr. McSherry seconded the motion. The motion was approved unanimously.

Mr. Tate scheduled a work session for Tuesday, February 13, 1979 at 7:30 p.m.

#### ZONING REPORT

Mr. Cash stated that a joint session with the Washington Township Zoning Commission was held at which nothing was resolved.

Mr. Cash and Mr. Larry Brewer met yesterday (January 26, 1979) with the Montgomery County Planning Commission to evaluate the studies available. Mr. Cash stated that the study is being done free of charge. He stated it would be advantageous to make a resolution to enter into a contract with the County.

MOTION: Mr. Horvath moved to recommend to the City Council that the City pursue with vigor to enter into a contract with the County Planning Commission in which an evaluation of a joint zoning document will be studied. Mr. McSherry seconded the motion. The motion was approved unanimously.

#### NEW BUSINESS

##### LaRosa's Pizza - Architectural Alterations

Mr. Schwab stated that new owners are taking over the pizzeria and are remodeling the exterior. They are putting columns next to the facade and are adding a doorway for their carry-out service. The recommendation is to approve the architectural alterations.

MOTION: Mrs. Simmons moved to approve the architectural alterations to LaRosa's. Mr. Horvath seconded the motion. The motion was approved 7-0.

There being no further business, the meeting was adjourned.

