

CENTERVILLE PLANNING COMMISSION

April 25, 1978

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Dallas Horvath, Mr. James P. Hickey, Mr. Francis G. Cash, Mr. Roland McSherry, Mr. Robert Hopperton. Also present: Mr. Darryl K. Kenning, City Manager; Mr. Robert Farquhar, City Law Director; Mr. Garth L. Reynolds, City Planner; Mr. Karl M. Schab, City Engineer.

Mr. Schottmiller moved to approve the minutes of the March 28, 1978 Planning Commission meeting. Seconded by Mr. Horvath. Approved unanimously.

Mr. Reynolds requested approval of the April 11, 1978 meeting notes be tabled until they can be completed.

PUBLIC HEARINGS SET

Mr. Tate set the following Public Hearings to be heard at the May 30, 1978 meeting of the Planning Commission at 7:30 p.m.

Ole Spanish Village Rezoning from Entrance Corridor to B-2--a city initiated rezoning.

Presbaugh Rezoning from R-1 to APD-- a city initiated rezoning.

COMMUNICATIONS - None.

PUBLIC HEARINGS - None.

UNFINISHED BUSINESS

Washington Creek Three - Preliminary Plan

Mr. Reynolds reported he has met with the Montgomery County engineer who is awaiting work from the County Prosecutor regarding this plat but his office has not received any communication as yet. Mr. Archdeacon, representing the developer, requested the item be removed from table and be added to a future workshop agenda.

Mr. Tate set a workshop for May 9, 1978 at 7:30 p.m.

Silvercreek Estates - Preliminary Plan

Mr. Reynolds presented slides of this site located south of Spring Valley Road and west of Yankee Street in Washington Township. This plat consists of 97.9 acres zoned R-4, single family, 20,000 sq. ft. lots, with 174 lots and thoroughfare and park requirements required. Mr. Reynolds reviewed discussions in a workshop concerning the widening of Yankee Street and the Park District's land which would be part of this widening. He said he has received a drawing from the developer which shows a right-of-way dedication along the west side of Yankee Street.

Mr. Reynolds said he has requested the developer extend the first section to be developed to Washington Church Road in order to provide two accesses to the property as soon as possible.

Mr. Dick Bowers, Developer, said he was willing to go along with the City's requests.

Mr. Schottmiller moved to accept the Preliminary Plan for Silvercreek Estates as presented. Seconded by Mr. Hickey. Approved unanimously.

NEW BUSINESS

Walnut Grove - Sidewalk Policy

Mr. Reynolds said the developer requested this item be added to the agenda.

Mr. Allen Haas, representing the developer, said he had planned to appeal the Planning Commission's decision on sidewalks for his plat to Council, however he didn't realize there was a time limitation that lapsed.

Mr. Haas is asking to be placed on the Planning Commission agenda again so he would have the opportunity to appeal to the City Council.

Mr. Haas asked what guidelines are used by the Commission in deciding whether they will approve a plat with or without sidewalks. Mr. Tate said the City's position has been that there must be sidewalks on both sides of the streets; however, in older plats they try to continue what is already existing.

Mr. Reynolds compared Walnut Grove to adjacent plats such as Wren's Cross, to see where sidewalks were located and noted Wren's Cross was approved with sidewalks on one side of the street only. Mr. Reynolds showed a drawing which indicated existing sidewalks (solid line) and proposed (broken line) so the Commission could see where new sidewalks should tie into existing ones. Mr. Haas had proposed his plat have no sidewalks.

Mr. Haas said the entrance to the site is by Arn Drive and there are no sidewalks. He does not want to put them in because of the trees. Mr. Cash proposed waiving sidewalks on the east side of Boden and west side of Arn, in other words, eliminate the west side of Lot 9 and the east side of Lot 3.

Mr. Haas said the trees start around Lot 29 and 30, and continue to the west where the land drops. He said the east of Lot 29 is a descending slope and doesn't flatten until the last three properties. Mr. Schab said the maximum grade is 5% and is similar to Ambridge Road.

Mr. Cash moved to amend the previously approved subdivision plan for Walnut Grove to eliminate sidewalks from the east side of Lot 3 and west side of Lot 9, as shown on the record plan. Seconded by Mr. Horvath.

Mr. Tate said the Commission should make a policy for that area to have one sidewalk since Washington Township does have to maintain the walks and can't afford to.

Mr. Farquhar said he does not consider shoveling snow part of maintenance of sidewalks. Mr. Reynolds said he felt City Council and Township Trustees should discuss this.

The motion was approved. Mr. Tate opposed.

Mr. Tate told Mr. Haas he has five days to notify in writing the City if he intends to appeal and then has 10 days in which to file the written appeal.

Mr. Haas asked why sidewalks on Arn Drive. Mr. Hickey said it would later tie into the next subdivision at the time it develops.

Greenbrier Commons, Sec. 2 - Preliminary Plan

Mr. Reynolds showed slides of this site located east of Penn Central Railroad tracks and west of Bigger Road in Centerville, consisting of 6 acres zoned Entrance Corridor, consisting of 37 units with 37 2-car garages and 14 open parking spaces. The zoning to the north and west of the project is Light Industrial. Mr. Reynolds said the original plan was to develop all the way to Clyo Road, but new owners will only develop a smaller area and Mr. Reynolds has requested a new drawing since the street configuration is being changed and so is the density. He recommends a workshop with the developer.

Mr. Archdeacon, for the developer, said they were agreeable to a workshop. Mr. Tate said they would be on the agenda May 9, 1978 at 7:30 p.m.

Walnut Hills Estates, Sec. 1 - Record Plan

Walnut Hills Estates, Sec. 2 - Record Plan

Mr. Reynolds suggested these two items be discussed together since they tie into each other. Section 1 consists of 18.88 acres zoned S-1, single family, 20,000 sq. ft. lots. The entire plat is located south of Centerville Station Road and west of Wilmington Pike. He said it is being developed under the Residential Development Plan which allows flexibility in lot size and consists of 36 lots with park dedication requirements.

Mr. Reynolds said this section has a street coming in from the east which is in Sugarcreek Township in Greene County and there is a project there which will tie into this one. He said the street names should also be changed since they are already being used in Dayton. He said he must have the road layout in Greene County since there must be improved streets in Greene County to reach this project. He said he requested the developer add a temporary turnaround at the end of Lots 20 and 21 to facilitate large trucks until it is cut through. He said the plan shows sidewalks on one side of the street and he recommends sidewalks be according to the City's policy.

Mr. Reynolds said Section 2, located to the south of Section 1, consists of 14.49 acres to be divided into 28 lots. He said he requested a temporary turnaround between Lots 64 and 39 until the road is extended and although the drawing shows a T-type cul-de-sac, the developer will change it to a more rounded type. He said 5.88 acres will be zoned to the park and sidewalks are shown on one side of the street. Mr. Reynolds added conditional use requirements have been met.

Mr. Cash asked if the lots along the park will have a zero lot line. Mr. Reynolds replied they would.

Mr. Wahby, PEP Engineering, said there would be no problem with the sidewalks except Lots 58 and 59 which would require improvement in lot topography. Mr. Pavlak, developer, said Section 2 would look better without sidewalks since it is so wooded.

Mr. McSherry asked what will be the access to the park. Mr. Wahby said they will dedicate the land and what the Park District does is up to them. Mr. Bill Yeck, Park District representative, said since the access to the park is so steep it is not practical to put a walk and access will actually be from the south; however, the Park District must have an access to legally accept the deed to the property since the only way to get there is through a right-of-way.

Mr. Wahby said he has the original drawings from Greene County which are approved and show the streets tying in. He said there will be no problem with the temporary turnarounds with 30 ft. radius and will change the street names, but since they do have an abundance of trees do not want to put in sidewalks. Mr. Cash asked if the sidewalks could be moved in a zig-zag fashion to accommodate the trees. Mr. Schab said this could be done but is usually done at field inspection since he can't tell here from the plans.

Mr. Wahby asked if they had sidewalks on both sides of the main street if they could have one only on cul-de-sacs.

Mr. Hickey moved to approve the Walnut Hills Estates, Sec. 2 Record Plan, with exception to the sidewalk policy that there would be sidewalks on Lots 51 through 60, Lots 37-39, Lots 48 through 64, and the south side only of Lots 40 and 41, and with the provision the area designated for park be placed in escrow. Seconded by Mr. Horvath. Approved unanimously.

Mr. Hickey moved to approve Walnut Hills Estates, Sec. 1 Record Plan with sidewalks on both sides of the streets. Seconded by Mr. Schottmiller. Approved unanimously.

Maralgate Farms, Sec. 1 - Record Plan

Mr. Reynolds reviewed this 14.19 acre plat located west of Normandy Lane, south of Spring Valley Road and north of Marsha Jeanne Way in Washington Township. He showed slides of the type of foot bridge to be used to cross the creek to Roseland Park, to be located between lots 9 and 10. He said the drainage problem of the creek has been resolved with the developer. Mr. Schab said the off site improvements will be done at this time.

Mr. Yeck said the Park District will receive favorably the 2' concrete sidewalk to the park between Lots 9 and 10 and the bridge. These will be located within a 10' wide maintenance easement.

Mr. A. J. Brumberg, Tri-City Engineering, said he thought they had agreed that the walkway easement would be as wide as the pavement. Mr. Farquhar asked the purpose of restricting the width of the easement. Mr. Brumberg said to help the adjacent property owners have control over who uses the walk. Mr. Schab said he believes the easement should be 5' with a 2' walk.

Mr. Cash moved to approve the record plan for Maralgate Farm, Sec. 1, subject to the park sidewalk leading into Roseland Park being 2 feet wide, being situated in a 5-foot wide easement for the sidewalk and utilities, and subject to a bond of \$167,800 and inspection fees of \$273.00. Seconded by Mr. Hopperton. Approved unanimously.

Normandy Manor - Record Plan

Mr. Reynolds reviewed slides showing this 22.7 acre plat located north of the Centerville Corporation line, east of Normandy Lane, south of Alex-Bell Road and west of S.R. 48 in Washington Township. He said this plan was reviewed in workshop and had much citizen input and his only other comment was that an easement should be included between Lots 14 and 15 to facilitate people walking from the schools and parks.

Mr. Schab said a bond of \$91,320 would be required if plan approved with no sidewalks, if approved with sidewalks on both sides and the easement mentioned an additional \$18,000 would be required. If sidewalks on both sides but no easement, \$16,000; and for sidewalks on one side \$8,000. Mr. Archdeacon said there are no sidewalks in the area. Mr. Horvath said he felt there should be sidewalks on one side, but Mr. Archdeacon said the Commission policy has been to go with what is in the area.

Mr. Archdeacon said the walk to Normandy Lane would be dangerous since there are no sidewalks on Normandy Lane and the walk would go through unpatrolled woods and leads to hidden ravine. Mr. Cash asked about an easement in case Normandy Lane gets some sidewalks in the future, and Mr. Archdeacon said the walk would still lead through a deep ravine and through a wooded area that is not patrolled. Mr. Tate said the preliminary plan was approved with no sidewalks.

Mr. Horvath moved to approve the record plan for Normandy Manor, subject to bond of \$91,320 and inspection fees \$347.28. Seconded by Mr. Hopperton. Approved; opposed were Mr. Hickey, Mr. Cash and Mr. McSherry.

Nutt Road Estates - Record Plan

Mr. Reynolds said this 19.1 acres consists of 34 lots, with thoroughfare improvements, and is located south of Nutt Road, west of Penn Central Railroad tracks in Washington Township.

Mr. Reynolds said he has requested temporary turnarounds be erected on Simms Station Road at Lots 25 and 26, and on Settlement House Road at Lots 16 and 17. He said sidewalks are shown on all streets except the cul-de-sacs which have walks on one side only.

Mr. Yeck said the Washington Township Park District has received the deed for the park.

Mr. Hickey moved to approve the record plan for Nutt Road Estates, subject to bond of \$161,000 and inspection fees of \$488.50, with deletion of sidewalks on Fleming Court. Seconded by Mr. Schottmiller. Approved unanimously.

Kay Property - Lot Split

Mr. Reynolds said this is the preliminary request for a lot split as shown on the slide presented. The existing lot is 3.617 acres and the proposal calls for two lots, one 1 acre and the other 2.617 acres. Since the frontage requirement of 125 feet is not met, the staff cannot handle internally.

Mr. Reynolds said the current lot has access to Nicolet Road and the split would be in the center of Nicolet Lane so each lot would have access. Mr. Reynolds has recommended the owner talk with Mrs. List since the lots do not have the proper frontage and if the city stamped the deeds the Township might not grant zoning. He said he is waiting to hear from Mrs. List.

Hunter Savings Association - Site Plan

Mr. Reynolds showed slides of the existing Hunters building and the proposed site adjacent to it located east of SR 48, north of North Village Drive, and south of Whipp Road. He said the proposed 2800 sq. ft. building would be located on 1.19 acres with 35 parking spaces, would use the existing curb cut and the proposed sign does conform to signage requirements, being 16' high and 50 sq. ft. Since the rear property line abutts the Villager Apartments screening would have to be provided.

Mr. Karl Kett, of Hunters, said the original building has been sold to Washington Township for a library and they are anxious to begin moving. Mr. McSherry asked how far from the back parking it is to the lot line and Mr. Schab said 25 feet. Mr. McSherry asked if adequate screening could be put in since there is a swale there, and Mr. Kett said they could provide a landscape plan.

Mr. Reynolds said the city is currently studying safety on Main Street from Whipp Road to Loop Road and are taking into consideration North Village Drive widening, and extending Fireside Drive to the north to serve properties in B-2, possibly extending to East Whipp Road. These are only preliminary studies, but Hunters is being kept advised. Mr. Reynolds said if the road is extended, then the swale behind Hunters would be taken care of, however, if it is not, then the City could not go back on Hunters for the improvements. He said some drainage improvements need to be made.

Mr. Kenning said the City has been talking about extension of Fireside for two years and it is still in the conceptual stage and he doesn't see anything happening for at least another year. Mr. Reynolds said he was sure the Council would bring up the condition of the ditch. Mr. Kenning said it is not proper for site plan review and that it is located on private property anyhow.

Mr. Yeck said the contract goes into effect when the building permit is obtained and would like to keep the job moving. He said he was sure the landscaping would be taken care of as well as it was for the current building.

Mr. Tate asked the developer to present a landscaping plan to Council.

Mr. McSherry moved to approve the site plan of Hunter Savings Association, contingent on receiving an approved landscaping plan and screening design by Council. Seconded by Mr. Horvath. Approved unanimously.

Mr. Tate said he had received notice from Washington Township of a meeting on May 1, 1978, on a joint planning resolution, but only four members of the Commission would be available and he felt they should all be there. He also said the meeting was set on the Township's regular meeting night and he felt it should be on a night when neither of them met regularly. He said he has not heard from the citizen's group, who should lead the meeting.

Mr. Reynolds said at the May 9 workshop he would like to discuss the AP Ordinance put forward by merchants in the AP district. Mr. Kenning said the Council indicated they would like to have input from the Commission on the APD.

Mr. Hickey moved to adjourn. Seconded by Mr. Schottmiller. Approved unanimously.

5/30/78

Elmer Tate

