

CENTERVILLE PLANNING COMMISSION
Minutes of May 30, 1978
Regular Meeting

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Dallas Horvath, Mr. Francis G. Cash; Mr. Roland McSherry; Mr. M. Brian Bergsten; Mr. James P. Hickey.
Absent: Mrs. Marian S. Simmons. Also present: Mr. Garth L. Reynolds, City Planner; Mr. Karl Schab, City Engineer; Mr. Darryl K. Kenning, City Manager; Mr. Robert N. Farquhar, City Law Director; Mr. Jim Schneider, Centerville/Washington Park District.

Mr. McSherry moved to approve the minutes of the April 11, 1978 Planning Commission Work Session and Special Meeting. Seconded by Mr. Horvath. Approved, Mr. Hickey abstained.

Mr. Hickey moved to approve the minutes of the April 25, 1978 Planning Commission Meeting. Seconded by Mr. McSherry. Approved unanimously.

Mr. Tate asked for approval of the May 9, 1978 minutes of the Work Session and Special Meeting. Mr. Reynolds said as a result of an article in the C-B Times he had had the recordings of the meeting transcribed for additional comments and discussion between Dr. Roach and the Commission, and he said he believes the paper may be printing a retraction.

Mr. Tate said he remembered also discussion on the additional accesses to the school by Eccles Road, Judson Road and an easement to Clyo Road, and Mr. Hickey said they had talked about these possibilities but there were no plans for them at this time.

Mr. Tate said he also remembered the discussion about the drainage of the area and the feeling that the grassy areas for parking would create less of a run-off problem than the blacktop.

Mr. Hickey moved to approve the minutes of the May 9, 1978 Planning Commission Work Session and Special Meeting, with the inclusion of the additional recording transcript, correcting the fifth from the bottom paragraph to read "Mr. Cash asked if the School Board was asking for a variance." Seconded by Mr. Cash. Approved unanimously.

SETTING OF PUBLIC HEARINGS

Mr. Tate set for public hearing the Sign Variance of Elder Realty to be heard on June 27, 1978 at 7:30 p.m.

COMMUNICATIONS

None.

PUBLIC HEARINGS

Bradley Variance - Side Yard Setback

Mr. Reynolds showed slides of the property located at 975 East Franklin

Street, which is zoned light industrial. He stated the side yard requirement is 20 feet, however, the applicant is requesting a variance to three feet. He showed the existing building, which houses Centerville Steel Products Company, is 3 feet off the property line, with parking in front. He said the applicant proposes to add to the front of the existing building approximately 8,800 sq. feet which would be used primarily for storage of the materials currently outside of the building.

Mr. Reynolds further stated the concerns of staff are: the side yard setback would leave little room between the neighboring building and the applicant's. The materials outside now are creating an eyesore and it would be nice to get all of them inside, however, if they don't all fit, then adequate screening should be provided.

Applicant: Mr. Charles Bradley, owner of the property, said he wants to make the addition to clean up the eyesore his materials create. He said in the past he has not been financially able to add to the existing building and would now like to come out 100 feet from the existing building toward the road.

Mr. McSherry asked if he had a rendering of the proposed addition. Mr. Bradley showed him a drawing similar to the proposed building noting that the west wall would be of block. Mr. McSherry asked if the front would be brick, and Mr. Bradley said the office section would be steel. Mr. Hickey asked what the color scheme would be, and Mr. Bradley said that had not been decided.

Mr. Cash asked if there were a site plan which showed the parking and building. Mr. Reynolds said he had just the slide shown.

Speakers for or against: Mr. Tom Kinder, ^{Commissioner} veterinarian whose office is located next to this property, said he didn't object to the building but did object to the variance since he didn't feel having the building 3-5 feet off the property line would benefit him at all. He said this extension would block all vision from the road to the back of his property where he has had several break-ins.

Mr. McSherry asked what the front setback would be after the addition is put on. Mr. Schab said it would be approximately 90 feet.

Mr. Cash said he would like to see a site plan showing the parking lot. Mr. Reynolds said he was requesting a side yard variance only and a site plan was not required. Mr. Cash asked if the Commission could set the landscaping requirements and require brick on the front of the building. Mr. McSherry agreed that this very visible building should be regulated. Mr. Bradley said since they are spending this money for the addition they would certainly put a few dollars into shrubs.

Mr. Tate asked about parking spaces. Mr. Reynolds said there would be enough spaces for all employees, but the surface of the lot must be dustless which would require paving per the City's ordinance.

Mr. Cash asked if the addition would eliminate all outside storage. Mr. Bradley said all in the front and on side, but there would still be some outside in the back.

Mr. McSherry asked if it would be possible to put a light on the side of the building that would shine in the back. Mr. Bradley said he thought there was a street light already. Mr. Hickey asked Dr. Kinder if this would help his situation, and the doctor said that he has a night light on the back of his building and it just seems to make it easier for burglars to see what they are doing. Mr. Bradley added that he had had four break-ins at his place also.

Mr. Hickey moved to approve the variance on side yard requirements for building setback as requested by Mr. Bardley for property located at 975 East Franklin Street, with a dustless surface parking area to be installed at the time the building addition is put on. Seconded by Mr. Horvath. Approved unanimously.

Ole Spanish Village - Rezoning from EC to B-2

Mr. Reynolds stated this city-initiated rezoning would be a step to eliminate the entrance corridor as a zoning district. Since this project of 3.7 acres is fully developed and it does conform to the access control requirements, future changes in use would come under B-2. The main benefit to this troubled project is the allowable signage under a B-2 is about 33% greater than the current coding.

Mr. Tate said the increased signage may help this site and it is the Commission's aim to help get and keep businesses in Centerville, and this would be a helpful step for this shopping center. Mr. Reynolds said the reason for the city's initiation for zoning change was not to benefit the center on signage alone, but to realign the zoning district itself. He said he has met with the owners several times and they probably will go after larger signs, however.

Mr. Cash moved to recommend City Council set the rezoning of Ole Spanish Village for public hearing. Seconded by Mr. McSherry. Approved unanimously.

Presbaugh - Rezoning from R-1 to APD

Mr. Reynolds showed slides of the property located at 157 West Franklin Street which was the last lot on West Franklin with R-1 zoning. He said the city initiated this zoning change to have the entire area conform. He said the lot next to the Presbaugh's was recently incorporated into the AP District, and this would complete the APD along the street. He said under AP the property could be used for R-1, R-2, R-3 or B-1 uses, however, when the land is developed for non-residential use then the City can require 27' driveways, brick sidewalks, and further conformance to the AP zoning and access control plan developed for the north side of West Franklin Street.

Property Owner: Mr. Presbaugh said they continue to live there and do not plan to sell the property for business, but do not disagree with the rezoning.

Speakers for or against: None.

Mr. Tate expressed his appreciation for the Presbaugh's patience during the rezoning procedure.

Mr. McSherry asked if they would have any problems with taxes, and Mr. Farquhar said there would be no change with just the rezoning. Mr. Tate said if the property went commercial or the structure was changed, they the taxes would be affected.

Mr. Cash moved to recommend City Council set for public hearing the rezoning of the Presbaugh property located at 157 West Franklin Street, subject to the restrictions that have been applicable to other properties on West Franklin Street. Seconded by Mr. McSherry. Approved unanimously.

UNFINISHED BUSINESS

Greenbrier Commons, Sec. 2 - Preliminary Plan

Mr. Reynolds reviewed this project of 6.2 acres zoned entrance corridor with 37 units and density of 6 per acre. He said zoning to the north and west is light industrial and Washington Township R-3 to the south and east.

Mr. Reynolds said this site, which had gone through a foreclosure and now had new owners, has been revised. At an earlier time certain streets were to be made public and finished by a certain time. He has met several times with the owners and they now wish to have certain streets private. Mr. Reynolds said so far he hasn't found any legal complications.

Mr. Robert Archdeacon, engineer for Woolpert Engineering, said the changes were to go with private streets, to reduce the number of units from 285 to 143, and to maintain the community atmosphere by discouraging any thru traffic.

Mr. Archdeacon read a letter from the developer that he had no objection to Clyo Road being done on an assessment basis and they realize if it doesn't go through that way (assessment) they will be responsible for its development when they develop the adjacent land.

Mr. Horvath asked about snow removal. Mr. Archdeacon said the homeowners association would be responsible for the private streets, and Mr. Reynolds said Old Greenbrier Lane and Norwich Lane, which are public, would be maintained by the city. Mr. Horvath asked what a truck should do when it reaches the east end of Norwich, and Mr. Archdeacon said it would be possible to put in a turn around. Mr. McSherry said he had looked at some of the parking areas and they are not being maintained now. He asked when and how they would decide to repair them, and said he was concerned the whole area would go downhill. Mr. Cash asked if Planning Commission would have the right to review the streets, and Mr. Archdeacon said under entrance corridor they would have. Mr. Farquhar said under conditional use they could attach reasonable demands to the approval.

Mr. McSherry said he had seen Carriage Trace and the streets were not being maintained there and are wearing out because they were not put down properly. Mr. Schab said the city did not inspect their streets. Mr. Archdeacon said he would make the street construction part of the final plan. Mr. Tate said the Commission should try to protect the future homeowners.

Mr. Reynolds has asked the developer to amend the original preliminary plan to reflect the new proposal being considered. Mr. Archdeacon pointed out they will extend Norwich to the west to connect into Clyo Road, however, they do not own the land to the west.

Mr. Tom Martin, Secretary of the Greenbrier Commons Homeowners Association, said he had bought his condominium before the foreclosure and change of ownership and he is in favor of Phase 3 since they need additional finances to support the current facilities. He said he is opposed to public streets and they have come up with Rules and Regulations to maintain the private streets, and a reserve fund to provide for them to be sealed every four years and completely resurfaced every 10-15 years. He said he feels they would be inviting the public to come in if the streets were public. He said the Association moved the snow last year, even on Old Greebrier Lane, which is public. He said he would request the Commission to require the developer to put in streets wide enough for emergency equipment.

Mr. Hickey moved to approve the preliminary plan for Greenbrier Commons, Section 2 to include the amended preliminary plan. Mr. Horvath seconded. Approved unanimously.

Washington Creek Three - Preliminary Plan

Mr. Reynolds showed the Commission this plan for 69 acres consisting of 112 lots located east of Clyo Road, between Rooks Road and Nutt Road in Washington Township. He said the plan shows improvement along Clyo Road with a 40' additional space for a frontage road running parallel to Clyo Road. He said he has met with the County and after exploring all the governmental agencies without getting any results, the developer has requested the Commisison take action.

Mr. Archdeacon, for the developer, said this plan has been discussed for about a year and he has met with the County engineers and planners about the access road, but has not received any negative comment from them. He said he feels the access road would be an advantage to the community.

Mr. Reynolds said they tried to incorporate the improvement of Clyo Road in the unincorporated area in the same fashion as we do in the city, but the county would not cooperate. Mr. Hickey asked if the plan reflected all the changes requested by the staff, and Mr. Reynolds said it did.

Mr. Hickey moved to approve Washington Creek Three, preliminary plan, which reflects all changes requested. Seconded by Mr. McSherry. Approved unanimously.

NEW BUSINESS

First National Bank - Site Plan

Mr. Reynolds pointed out this property is located northeast of the intersection of Clyo Road and Centerville Station Road, the lot is over 41,000 square feet, and requires 6 parking spaces. He said it meets the requirements of the office service zoning district. The proposal calls for two curb cuts, and 30 parking spaces; there are no screening requirements. He said he has told the developer that the Clyo southbound movement into the site will be eliminated when Clyo is widened, and that the

turning radii for the accesses are not adequate. The radius on Centerville Station should be 30 feet. There will not be a free standing sign proposed, and the landscaping plan does not conform to the site plan. Improvements would be made to Centerville Station Road, however, this will have to be coordinated with the City Engineer since other lots on the road will not be widening at this time. Mr. Schab said Haverstick will be building the sidewalks at the time of widening, not the bank.

Mr. Charles Hoschouer, representing First National, said the bank wants to be in compliance with any requirements so they can get underway. He said they would change the landscaping plan and comply with curb cut requirements. Mr. Tate said he could work those out with the staff. Mr. Reynolds said he was primarily concerned with the Clio Road curb cut.

Mr. Horvath moved to approve the site plan for First National Bank, subject to staff's approval. Seconded by Mr. Cash. Approved unanimously.

Normandy Farm Estates-3, Sec. 2 - Preliminary Plan

This 16.2 acres, 26 lots, zoned Washington Township R-4 is located on the west of Normandy Lane, south of Normandy Ridge Road, and north of the proposed I-675. The zoning calls for 20,000 sq. feet single family lots, or leave in lot reduction under transfer of park land. Mr. Reynolds said Mrs. List advised that the Park District was in agreement with the developer. The staff feels the southernmost lot should be eliminated to prevent the parcel below from being landlocked. He said the cul-de-sac is too long, however, the County does not object if the lot is resolved.

Mr. Archdeacon said there is no way to change the streets but they are willing to eliminate the western lot line of Lot 416, creating one large 13 acre parcel. Mr. Reynolds said the Fire Department's only request was that an 8" pipe be used and that has been resolved.

Mr. Hickey moved to approve the preliminary plan for Normandy Farm Estates-3, Section 2, provided that the deed is placed in escrow for the Park District on the land southwest of the subject property, owned by the same owners as the subject property, consisting of 2.4 acres, as shown on the preliminary plan, and subject to elimination of Lot 416 from this preliminary plan. Seconded by Mr. McSherry. Approved unanimously.

Whispering Hills - Preliminary Plan Amendment

Mr. Reynolds said the plan is an amendment of the Whispering Hills Plan, with pools and tennis courts being developed under the Residential Development Plan. He said the original plan did have tennis courts, however, the developer wants to add the swimming pool. Staff is concerned about the landscaping.

Mr. Reynolds showed slides of the area, with the tennis court to be located only 10 feet off the property line. He said he does not feel there is adequate screening for the adjacent property owners.

Mr. Wahby, engineer with PEP, said the tennis court was in the original plan and the additions are a bath house and swimming pool. He said mounding was done around the swimming pool to cut down noise, and the tennis court would have minimum contact with the property line area. Mr. Tate said he does not feel the screening along the tennis court is adequate, and Mr. Wahby said they could add screening. Mr. Reynolds said he would prefer evergreens since they would provide year-round screening.

Mr. McSherry moved to recommend that the plan for Whispering Hills be sent to the Council, with screening to be provided which is satisfactory to the City Planner's office. Seconded by Mr. Horvath. Approved unanimously.

Mr. Reynolds requested a workshop be held to discuss the AP ordinance, and Mr. Tate set a workshop for June 6, 1978 at 7:30 p.m. The next regular meeting of the Planning Commission will be June 27, 1978 at 7:30 p.m.

Mr. Hickey moved to adjourn the meeting. Seconded by Mr. Horvath. Approved.

A handwritten signature in cursive script, appearing to read "Elmer Tate", is written in the lower right portion of the page.

