

CENTERVILLE PLANNING COMMISSION
Minutes of Regular Meeting
July 25, 1978

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. M. Brian Bergsten, Mr. Roland McSherry, Mr. James P. Hickey. Also present: Mr. Joseph S. Minner, Administrative Assistant; Mr. Robert N. Farquhar, City Law Director; Mr. Garth L. Reynolds, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Jim Schneider, Centerville-Washington Park District. Ms. Marian Simmons, as noted. Absent: Mr. Francis Cash.

Mr. Hickey moved to approve the minutes of the June 27, 1978 Planning Commission Meeting as written. Seconded by Mr. Horvath. Approved unanimously. Mr. Hickey asked if the K-O Times had printed a retraction of statements made concerning an earlier Planning Commission Meeting. Mr. Reynolds said he was in touch with the Editor of the paper and they were working it out, that a partial retraction had been printed.

Ms. Simmons arrived.

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

COMMUNICATIONS

Mr. Reynolds read for the record a letter from the staff for future procedure on corrected plans to become effective today:

"Due to problems in the past, the City of Centerville is trying to set a procedure for obtaining copies of all plans as they are finally approved by the Planning Commission and/or City Council.

"We have tried to remedy this problem by simply requesting corrected copies of each plan; however, we are not receiving any cooperation from the developers or their representatives.

"In order to alleviate this problem, it is being suggested that when a project is approved (Preliminary Plan, Record Plan, Site Plan, Conditional Use or Variance), with changes by Planning Commission, the motion should also reflect that this approval is subject to the submission of three (3) copies of the amended plan to the City Clerk. In the case of items that require Council action, no item will be placed on the Council Meeting agenda until the revised plans are received. In the event Council requires any changes to the plans, no permits shall be issued until the revised plans are received. These three (3) copies will then be placed in the following departments in order to make the project file complete and up-to-date: City Clerk, City Engineer, City Planner.

"We would appreciate it if you would consider this procedure and act accordingly."

NEW BUSINESSCarriage Square, Section 4 - Preliminary Plan

Mr. Reynolds showed slides of this 5.8 acres located on the southwest corner of Bigger Road and Hewitt Avenue in Centerville. The preliminary plan calls for 32 condominiums and 56 parking spaces to be put in, with a density factor of 5.4 units per acre. The developer is requesting an additional curb cut on Bigger Road and the staff recommends no left turns be allowed out of the project at this point. The staff would like to have an escrow account set up for the additional lane along the project and any improvements made by the developer would be deducted from the escrow amount. The setback for the northernmost building should be 35 feet.

Mr. Robert Archdeacon, for the developer, said there are actually 88 parking spaces but the plans have 56 listed. There are two-car garages for each unit then additional open parking spaces. The setback of the buildings has been in keeping with the existing neighboring buildings on either side of the project.

Mr. Hickey moved to recommend City Council set for public hearing the Preliminary Plan for Carriage Square, Section 4, subject to correction of the number of parking spaces shown from 56 to 88 and submission of the three copies of the corrected plans. Seconded by Ms. Simmons. Approved unanimously.

Polo Club Estates (Phase II) - Preliminary Plan

Mr. Reynolds presented slides of this 40-acre tract located east of Dayton-Lebanon Pike (SR 48) and north of Social Row Road in Washington Township. This phase is divided into 54 lots with one potential park lot. He pointed out the right-of-way should be 45 feet from the center line of Social Row Road, and he felt Canter Trail should be continued to the east and stubbed at the property line until the adjacent property is developed, for better traffic circulation. Mr. Reynolds added the access to the park lot #28 should have a 15-foot radius, and if this lot is not used for park, then it would be landlocked since it does not have enough frontage on a public street.

Mr. Ed Reed, Miami Engineering, for the developers, said they will widen the right-of-way on Social Row Road to 45 feet but feel the extension of Canter Trail is not necessary or desirable since the street is angled sharply with the idea there would be no thru traffic. He added they do not feel Canter Trail needs to be a connector since Social Row Road is an arterial road serving the area. He said they have not talked to the Park District but if lot #28 is not accepted by them, then they would just incorporate the lot into all the adjacent lots.

Mr. Hickey stated he did not see an advantage to having Canter Trail continued to the property line.

Mr. Schneider said the developer has not requested lot reduction so he is not obligated to give the lot #28 to the Park District. The District has no money to buy the land but if the developer wants to give the land, they would accept it.

Mr. Farquhar said if the developer did not donate the land to the Park District nor divide it among the adjacent lots, then it should be designated by the Commission that it remain green space and not be developed. Mr. Reed said the lot is being considered as a park.

Mr. Hickey moved to approve the preliminary plan for Polo Club Estates (Phase II), subject to the unnumbered lot being reserved as green space and if it is not dedicated to the Park District, when the Record Plan comes up for review, the lot will be revised. Seconded by Mr. Horvath. Approved unanimously.

Greenbrier Commons, Section 2 - Record Plan

Mr. Reynolds showed slides of this condominium east of the Penn Central Railroad and west of Bigger Road zoned Entrance Corridor. This section is proposed to have 37 units, with density of 6 units per acre. The Record Plan reflects the Preliminary Plan.

Mr. Horvath asked about the turn-around which was discussed at the time of the Preliminary Plan at the end of Harwich Court so snow removal equipment could maneuver. Mr. Reynolds said it is not required on the Record Plan and there is ample room now for turning around.

Mr. McSherry asked why the parking lots are not being completed, and Mr. Schab indicated the construction is proceeding in a timely manner, but maintenance of the streets is up to the homeowners' association.

Mr. McSherry moved to approve the Record Plan for Greenbrier Commons, Section 2, as submitted. Seconded by Mr. Hickey. Approved unanimously.

Washington Township Library - Site Plan

Mr. Reynolds showed slides of the existing Hunter Savings Building on Far Hills Avenue, south of Whipp Road, which is to be converted to the library, with an addition being made to the rear of the building. He said zoning requirements are 100-foot setback, and the library is requesting 72-foot, a variance of 28 feet. Also parking requirements are 1 space for every 300 sq. feet of reading room, or 40 spaces. The library is providing 42 spaces with plans for an additional 23 spaces in the future.

The library would be sharing the same curb cut with Hunters Savings to the north. The zoning allows 146 sq. feet of signage, and the library will request one free standing sign of 44 sq. feet, and one wall sign of 88 sq. feet, or 132 sq. feet. The plan also shows a 40 foot easement for future development of Fireside Drive, and the staff recommends elimination of the screening requirement for one year to see if the continuation of Fireside Drive materializes.

The architect for the library said the new portion of the building would be constructed of a porcelain enamel material with a high insulation factor, and the concrete wall would have cut-outs and be decorative rather than a plain wall of concrete.

The architect added the exterior lighting along the front would be Mold Cast rectangular globes 16 feet high with a reflector top and clear bottom. The other lighting is bronzed aluminum which directs the light downward.

Mr. Hickey asked if there is enough space for cars backing out of parking areas into the drop-off lane. The architect said there is 24 feet and 9 feet for the drop-off lane.

Mr. Farquhar asked if the ditch is on this property. Mr. Reynolds said there are areas along the ditch which are very eroded that are on the property. The architect stated they are willing to work with the City Staff on this matter.

Mr. Hickey moved to approve the Site Plan for Washington Township Library subject to postponement of the rear lot screening requirement for one year and subject to solving the erosion problem along the environmental channel with the City Staff, with the 28-foot setback variance being granted, and subject to the layout of the deceleration lane being worked out with the City Staff, subject to submission of the lighting drawings being submitted to the City Staff, and subject to the developer submitting additional plans reflecting no alternative parking spaces or playground. Seconded by Mr. Horvath. Approved unanimously.

Mr. Yeck of the library said if the bids for construction are too high, then the playground and/or parking spaces may be eliminated. Mr. Reynolds said they should submit revised plans in that case.

Mr. Schab said the library does not fall under the subdivision regulations so the deceleration lane cannot be forced on the library, however, he believes there should be a northbound lane to carry those turning so the normal flow of traffic will not be slowed down.

Mr. Yeck said the taxpayers' money should not be used for a turn lane if the improvements along SR 48 are going to be made and would involve tearing out what they put in. Mr. Reynolds said if the improvements are not made, the library will still need an additional lane and should put it in. Mr. Yeck said they would need to know what the road requirements would be, and Mr. Reynolds said this could be worked out with the City Engineer.

Pelbrook Farm Commercial Area - Site Plan

Mr. Reynolds reviewed this shopping center which has been discussed at several meetings and is to be located on the southwest corner of SR 725 and Wilmington Pike. The developer, after many meetings with Bellbrook, will make application to Bellbrook for Wilmington Pike to be installed on an assessment basis. They also request Centerville to make improvements along Alex-Bell Road on an assessment basis as well.

Mr. Reynolds noted the TCC, Greene County Engineer, and Centerville Engineer had discussed the widening of Wilmington Pike and its alignment at SR 725, and are agreeable to the assessment route. The configuration of Bellemeade has also been worked out.

Mr. Archdeacon said he would be submitting the plan to Bellbrook tomorrow night since they now have a PUD ordinance.

Mr. Reynolds reviewed for the newer members of the Commission that this open mall shopping center of 170,000 sq. feet has been under study for some time by the Commission. The project was delayed, in part, until the widening and straightening of Wilmington Pike could be worked out by the various agencies involved.

Mr. McSherry moved to approve the site plan for Pelbrook Farm Commercial Area be sent to City Council for review. Seconded by Mr. Horvath. Approved unanimously.

Mr. Hickey moved to adjourn the meeting at 9:00 p.m. Seconded by Mr. Horvath. Approved unanimously.

Next regular meeting will Tuesday, August 29, 1978 at 7:30 p.m.

Chas. Tat
8/29/78

CITY OF CENTERVILLE
INTER-OFFICE CORRESPONDENCE

TO: Members of Planning Commission

FROM: Marilyn J. McLaughlin, City Clerk
Karl M. Schab, City Engineer
Garth L. Reynolds, City Planner

DATE: July 20, 1978

SUBJECT: Review of Plans and Planning Commission Action

Due to problems in the past, the City of Centerville is trying to set a procedure for obtaining copies of all plans as they are finally approved by the Planning Commission and/or City Council.

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