

## CENTERVILLE PLANNING COMMISSION

Minutes of  
August 29, 1978 Meeting

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

Attendance: Mr. Elmer C. Tate, Jr., Ms. Marian Simmons, Mr. Dallas Horvath, Mr. M. Brian Bergsten, Mr. Francis G. Cash. Absent: Mr. Roland McSherry. Also Present: Mr. Garth Reynolds, City Planner; Mr. Robert Farquhar, City Law Director; Mr. Karl Schab, City Engineer.

Ms. Simmons moved to approve the minutes of the July 25, 1978 Planning Commission meeting as written. Seconded by Mr. Horvath. Approved. Mr. Cash abstained.

### PUBLIC HEARINGS SET

1. The General Store of Photography, located at 6236 Far Hills Avenue - a sign variance.
2. Brush Property, located at 1043 Hyde Park Drive - a side lot variance for an accessory building.
3. Ordinance amending Ordinances 15-61 and 28-73 and repealing Ordinances 80-71, 39-72 and 70-72 by changing the powers and procedures relative to the Planning Commission and Board of Architectural Review.

Mr. Tate set the above items to be heard consecutively at a special meeting on September 12, 1978, starting at 7:30 p.m., in the City Building.

### NEW BUSINESS

1. Beechwood One, Section 2 - Record Plan

Mr. Reynolds showed slides of this development, which is located south of Spring Valley Pike and West of Clyo Road in Washington Township. The Penn Central line lies on the western boundary. The property consists of 17.53 acres, divided into 22 lots, with one lot designated for park, making a total of 23 lots. He pointed out the staff's concerns are that the cul-de-sacs are not named and there is only one access to the first and second sections of the development and feels there should be a second. Mr. Reynolds stated the staff recommendation would be to put in a construction type road of gravel, which would follow close to the planned route of the future street feeding into Spring Valley Road. He recommended the 500' off Spring Valley Road be provided with B-19 and be located exactly where the future street would lie.

Mr. Reynolds added the Fire Department had requested the cul-de-sac diameters be 90 feet, while the normal size would be 78 feet.

Mr. Archdeacon, Woolpert Engineering, representing the developer, stated the cul-de-sacs are named Streamview Court and since the two are aligned, they were given the same name. He added he did not see the need for the wider cul-de-sac radius and said they were designed to meet the present City Standards. He did not feel it would be too difficult to put in the gravel road as requested because work has already started on Section 3 to bring it to the Commission.

Mr. Tate said he did not know why the Fire Department was requesting the 90 ft. radius and suggested the Fire Department should advise the Planning Commission if the standards should be changed rather than trying to handle on an individual basis. Mr. Archdeacon said these cul-de-sacs are so small school buses would not be going up them but the children would walk to the end and catch the bus.

Mr. Schab stated if the Planning Commission approves the record plan, there should be a performance bond of \$115,300 set and an inspection fee of \$1,597.20. Upon recalculation of the distance involved, Mr. Schab reduced the inspection fee to \$319.40. He also pointed out about a year ago the Fire Department made an informal test of getting their vehicles in and out of cul-de-sacs, however, they made no firm requests for changes in the cul-de-sacs at that time.

Ms. Simmons moved to accept the Record Plan for Beechwood One Section 2, with fees paid as noted by the City Engineer, and provided three copies of the Record Plan are submitted to the City. Seconded by Mr. Horvath. Approved unanimously.

## 2. Home Builders Association - Temporary Directional Signs

Mr. Reynolds advised the Home Builders are getting ready for their annual show and have requested temporary signs be erected as noted:

Whipp Road and SR 48  
Franklin Street & SR 48  
Sheehan Road and SR 48

Alex-Bell Road and SR -48  
Spring Valley Road and SR 48  
Nutt Road and SR 48  
Nutt Road and Atchison Road

Mr. Reynolds stated a check has been received to cover signs being taken down.

Mr. Schab stated Mike Johnson pointed out two of the signs cannot be controlled by the City and should be requested of Washington Township. Therefore the two signs located on Nutt Road should not be considered.

Mr. Horvath moved to approve temporary signs for the five locations noted which are in Centerville for the Home Builders Association. Seconded by Mr. Bergsten. Approved unanimously.

3. Normandy Manor - Reconsideration of Ditch Design

Mr. Reynolds reviewed this plat was originally approved with the existing drainage area being concreted on the bottoms and sides. The developer is now requesting the ditch be left in its natural state. Mr. Reynolds showed slides of the creek area.

Mr. Reynolds read a letter from the Montgomery County Engineer which stated he had no objection to eliminating the concrete ditch but he would require concrete paving around the culvert and house pad elevations in case of back-up in the ditch. He also pointed out if the swales are left as is it would be impossible to build on Lot 9 and the developer is aware of this.

Mr. Schab said he had been advised verbally by Mike Johnson that the Township would have no reason to object to the ditch being left as is. Mr. Tate said he would prefer to have it in writing from Mr. Johnson to make sure there is no misunderstanding. Mr. Farquhar said this would not be required and the Commission can just direct the City Engineer to change the drawings.

Mr. Horvath moved to authorize the City Engineer to change the ditch design of Normandy Manor as requested upon approval by the Washington Township Trustees. Seconded by Mr. Cash. Approved unanimously.

4. Beacon Hill, Section 1 - Performance Bond Release

Mr. Schab advised all inspections and corrections have been made on Normandy Lane and the widening of Spring Valley Road and requested the \$120,707 performance bond be released and a \$6036 maintenance bond be taken.

Mr. Tate asked if Washington Township had received written notice of the maintenance bond. Mr. Schab said the bond was part of the original subdividers agreement but no letter was sent. Mr. Tate said he would like a letter sent notifying the Township that the City is holding a maintenance bond.

Mr. Horvath moved to release the performance bond on Beacon Hill, Section 1, subject to receipt of a maintenance bond of \$6036 for one year. Seconded by Ms. Simmons. Approved unanimously.

5. Windmill Hill - Performance Bond Release

Mr. Schab said the roadways have been accepted and requested the performance bond be released subject to receipt of a maintenance bond of \$3900.

Mr. Bergsten moved to release the performance bond of Windmill Hill, subject to receipt of a maintenance bond of \$3,900 for one year. Seconded by Mr. Horvath. Approved unanimously.

Mr. Reynolds advised he is working with several of the shop owners at Ole Spanish Village regarding their signs and this will probably come up at the work session on September 12.

Mr. Cash said he noted in the City Council minutes there was some comment about "newly constructed homes" in the ordinance 15.1961 amendment and wondered if the change in wording made at the Planning Commission Meeting was included in the copies of the ordinance amendments given to the Council. Mr. Reynolds said he would check.

Mr. Cash also mentioned the Washington Township Zoning Commissioners had requested copies of the Centerville ordinances but were told they could have only one free one. Mr. Reynolds explained the copy they wanted is not the original ordinance with the additional amendments, but is a consolidated version which is not official. He added governmental agencies usually do not charge each other for their materials, however, citizens' groups are charged. He said he would arrange to send the Commissioners one condensed, unofficial ordinance and then copies of the complete ordinance plus amendments for each Commissioner.

Mr. Tate announced the next meeting of the Planning Commission would be September 12, 1978 at 7:30 p. m. The next regular meeting of the Planning Commission will be September 26, 1978 at 7:30 p. m.

Mr. Horvath moved to adjourn. Seconded by Mr. Bergsten. Approved unanimously.

*Francis G. Cash*  
*Vice - Chairman*