

MINUTES OF THE
CENTERVILLE PLANNING COMMISSION
TUESDAY, OCTOBER 31, 1978
REGULAR MEETING

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Francis G. Cash, Mr. Dallas Horvath, Ms. Marian Simmons, Mr. M. Brian Bergsten. Absent: Mr. Roland McSherry. Also present: Mr. Garth L. Reynolds, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Joseph Minner, Administrative Assistant; Mr. Alan C. Schwab, Planning Technician.

Mr. Cash moved to approve the minute of the September 26, 1978 Planning Commission meeting as written. Seconded by Mr. Horvath. Approved unanimously.

PUBLIC HEARINGS SET

Winter's National Bank - Sign Variance

Located on the southeast corner of Whipp Road and Far Hills Avenue. The sign variance is to be heard on November 28, 1978 at 7:30 p.m. in the City Offices.

COMMUNICATIONS

Centerville High School Expansion

Mr. Packard, attorney for the schools, and Dr. Roach of the Centerville School Administration were present representing the school.

Mr. Packard said the Ohio Revised Code mandates that school plans be approved by the City Planning Commission, but a public hearing of the subject by the Planning Commission is not mandated by Ohio law.

Some question was raised by the school about prior approval of the original site plan for the high school by the City.

Mr. Tate responded that while some departments of the City may have reviewed the original site plan, the plan was never submitted to or approved by the City Planning Commission.

Planning Commission and school representatives agreed that a public hearing on the issue was desirable.

School officials stated that a meeting would be held on November 28, 1978 to discuss the proposal before citizens and respond to citizen concerns.

The school invited the Planning Commission to attend the November 27, 1978 meeting and combine the School Board and the Planning Commission public hearings.

The school representatives suggested that the City Planning Commission could then take action at its regular scheduled November 28, 1978 meeting.

School representatives agreed that any variance required by the site plan would be processed through the City's normal procedures.

Planning Commission agreed to the November 27 and 28 meetings proposed by the school. The school agreed that the City could advise residents by letter of both meetings.

Mr. Horvath raised the question of the invitation of Planning Commission members to the City awards banquet.

Several members agreed there were various issues involved which would make the attendance by the Planning Commission or staff at the function inappropriate.

Mr. Minner advised the Planning Commission that attendance by staff was not mandatory.

Planning Commission agreed to draft a letter to Council on the subject of the awards banquet.

Mr. Bergsten presented correspondence he received from citizens of the Black Oak Forest neighborhood about the drainage ditch in the neighborhood. Mr. Tate responded that the Planning Commission recommended to City Council on the issue and City Council was taking action on the problem by virtue of their power to withhold release of the developer's performance bond.

Mr. Cash reminded Planning Commission that Council had directed Planning Commission to review the Washington Township sidewalks policy. Mr. Tate suggested this be deferred to the end of the meeting.

UNFINISHED BUSINESS

AP Ordinance

Mrs. Simmons reviewed some of the work she had accomplished since the last Planning Commission meeting.

Mr. Frazee suggested that the sign ordinance for the AP district be incorporated into the City's existing section on signs instead of being handled separately in the AP Ordinance.

Mr. Frazee also requested that a set of objectives for the AP district be drafted and incorporated into the preamble of the AP Ordinance.

The Planning Commission directed staff to investigate the suggestions of Mr. Frazee and for the Planning Commission subcommittee working on the AP Ordinance to involve the BAR "in" its meetings.

Mrs. Simmons motioned to table this item until the next regularly scheduled Planning Commission meeting. Seconded by Mr. Cash. Motion approved unanimously.

NEW BUSINESSRose Estates, Sec. 14 - Record Plan

Mr. Reynolds made a slide presentation on the project.

Mr. Schab stated that a drainage relocation inside the project area would require an easement to be granted off-site on the Duncan Property to the south. The developer responded that screening to the Wilson Block Company was being provided with a mound of dirt 8 - 12 feet high along the south property line. Mr. Schab stated the bond figure would be ready in time for the presentation to Council.

Mr. Cash moved to approve the plan as presented subject to the receipt of the drainage easement specified by the City Engineer. Mr. Horvath seconded. Approved unanimously.

Beacon Hill, Sec. 2 - Release of Performance Bond

Mr. Schab said the developer requested the release of two (2) bonds. The first bond of the amount of \$282,400 with a maintenance bond established of \$4,120. The second bond, a sidewalk bond of \$27,100 with a one (1) year maintenance bond of \$1,355. Mr. Schab indicated that Washington Township agreed that these bonds should be released.

Mr. Cash moved to approve the bond releases as stated by the City Engineer in his letter of October 31, 1978. Mr. Horvath seconded the motion. Approved unanimously.

Yankee Street Estates, Sec. 3 - Release of Performance Bond

Mr. Schab stated sidewalks are in the place and recommended release of the performance bond of \$33,500 and establishment of a maintenance bond of \$1,675 for one (1) year.

Mrs. Simmons moved to approve the release of the performance bond as recommended in the City Engineer's letter of October 31, 1978. Mr. Cash seconded. Approved unanimously.

Normandy Farm Estates Four - Release of Performance Bond

Mr. Schab recommended release of the performance bond of \$37,000 and the establishment of a maintenance bond of \$1,850 subject to the receipt of an easement from the Park District for the storm sewer constructed on a portion of the park ground.

Mr. Horvath moved to approve the bond release as stated by Mr. Schab subject to the receipt of the necessary easement from the Park District. Seconded by Mr. Cash. Approved unanimously.

Replat of Normandy Farm Estates Four, Sec. 2 - Record Plan

Mr. Reynolds stated the item was submitted after the 19-day filing date deadline required by the Planning Department. Therefore, the item was not placed on the agenda.

The developer requested that Planning Commission act on the plan at this time.

Mr. Tate moved to approve the submitted replat subject to favorable review by the City staff and Washington Township. Seconded by Mr. Horvath. Mr. Bergsten, Mr. Tate, and Mr. Horvath voted yes and Mrs. Simmons and Mr. Cash voted no. Motion carried 3-2.

Miami Engineering Company - Lot Split

Mr. Reynolds presented the applicant's request for a preliminary review of the developer's plans for a small subdivision. Planning Commission reacted negatively to the landlocked parcel that would be created by the proposed plan. Planning Commission suggested that the applicant work further with City staff on the plan.

Centerville Place Shopping Center - Site Plan Amendment

Mr. Reynolds presented a drawing of a proposed change in the site plan for the shopping center in the area of the stair/ramp section between the existing Elder-Beerman Store and the new shopping center. Mr. Reynolds stated the proposed plan was already under construction on the site.

Planning Commission stated the application was not a proper submittal for site plan amendment and refused to take action.

Joint Zoning Ordinance

Mr. Cash and Mr. Horvath presented a report to the Planning Commission on their work on the project with Washington Township for a joint zoning ordinance.

Sidewalk Policy of Washington Township

Mr. Tate read a letter from the Township on their sidewalk policy into the record.

John Judge presented the Planning Commission with his evaluation of four factors which should be taken into account in determining the need for sidewalks in a project:

1. Density of development
2. Character of the development
3. Cost of homes being built
4. Maintenance problem

Mr. Tate refused to openly discuss the City sidewalk policy with Mr. Judge because of the suit pending against the City regarding sidewalks in the Connemara subdivision.

Motion to adjourn the meeting was made by Mr. Cash. Seconded by Mrs. Simmons. Approved unanimously.

