

CENTERVILLE PLANNING COMMISSION
Minutes of December 12, 1978
Regular Meeting

Mr. Tate called the meeting to order at 7:45 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mrs. Marian Simmons, Mr. Dallas Horvath, Mr. M. Brian Bergsten, Mr. Francis G. Cash. Also present: Mr. Robert N. Farquhar, City Law Director; Mr. Karl M. Schab, City Engineer; Mr. Joseph S. Minner, Administrative Assistant; Mr. Alan C. Schwab, Planner.

SETTING OF PUBLIC HEARINGS

City of Centerville School District parking variance was set for the next regular meeting, January 30, 1979 at 7:30 p.m.

COMMUNICATIONS

Mr. Schwab showed several slides for a preliminary request for rezoning on first parcel located at 16 East Elmwood (property is for sale). Presently zoned R-2, they want to have a day care center; zoning of R-3 which would be suitable. This was a preliminary request to see the Planning Commission's feeling on rezoning. The staff's position was that if we're going to rezone, it should include other similar parcels; otherwise, it would be spot-zoning. The Planning Commission generally agreed with the staff's position.

PUBLIC HEARINGS

Mr. Richard L. Beekman requests a variance on the setback and rear yard requirement for his business at 81-85 Westpark Road.

Mr. Schwab showed several slides of 81-85 Westpark Road building with proposed rear addition and front porch (under construction). Mr. Beekman submitted his request for variance by application for the rear yard setback to be 30 feet instead of the required 50 feet. The property is within the I-1 zoning district. Presently Lake Glen Apartments border the rear lot line which is zoned R-3. There are 14 parking spaces--the ordinance requires 1 space for each 3 employees; so he could have a maximum of 42 employees under present conditions. Screening is required on rear lot line. It was noted that 2 loading berths are required.

After viewing several slides and an aerial view of the property, the staff felt no real opposition to the front setback variance. The rear of the Beekman property abutted open space within the adjoining apartment complex and staff felt if the screening requirement on the rear lot line was met, the requested rear yard variance was acceptable.

Mr. Beekman was asked if he had anything to say. Mr. Beekman said he intends to tear shrubbery out and put up a blind screen on the rear lot line. Mr. Cash said he did not have much experience with variances since he has sat on the Planning Commission and since there are other newer members, it would be helpful to know what the variance requirements are. He was informed they are listed in Ordinance Section 23, Page 3, Sub-paragraph 1. Mr. Cash then wanted to know whose responsibility it was to see that the ordinance requirements are met by the variance request.

Mr. Tate told Mr. Cash there was a form submitted with the variance questions answered by the applicant. Mr. Schwab stated that he had a letter from Mr. Beekman which addresses that issue. Mr. Cash responded by saying he didn't see how a variance approval could be based on the statements in Mr. Beekman's letter. Mr. Cash also questioned the accuracy of the parking layout.

Mr. Cash motioned to table the variance request to allow the variance standards to be more clearly addressed. Mr. Horvath seconded the motion. Motion carried unanimously.

Mr. Beekman responded by saying he felt he was being singled out; that he had met all the conditions theretofore and now there are changes which Planning Commission wants to impose on him.

Mr. Tate moved to take the motion off of the table and deny the variance request. Mr. Horvath seconded the motion. Motion carried 4 to 1. Mr. Cash voted no.

UNFINISHED BUSINESS

Centerville High School

Centerville City Schools expansion of Centerville High School Site at 500 East Franklin Street. Water retention, Clio access, emergency access, and drainage concepts were discussed. The school Board is asking for a variance on parking; the number of spaces, drainage for those not black-topped. The resident south of Dr. Thomas' farm wanted to know what kind of screening and buffer zone is required. He was told none was required. He then stated that he would like to be screened from the road and he was told that there will be a dedicated street with public access. Dick Marshall, President of Centerville School Board, said it would be a dedicated street for security reasons. It would not be a construction road; construction traffic will be from existing roads.

Mrs. Simmons motioned to accept the conceptual plan. Mr. Tate seconded the motion.

After discussion of the conditions to be met it was noted that this is just a conceptual plan and that items being discussed were too detailed for conceptual approval. Complete engineering drawings will be presented to Planning Commission on January 30, 1979 and they will have something in writing by January 30, 1979 addressing all the issues.

Mrs. Simmons accepted the motion. Mr. Tate seconded the motion. Mr. Cash asked if it was with stipulation that the final plan will be here January 30, 1979. Mrs. Simmons answered no, it wasn't. Mr. Farquhar thinks it should be approval of the conceptual plan with the understanding there will be a final plan which will fully address the drainage problem. Parking is subject to a separate hearing. Mrs. Simmons withdrew her motion.

Mr. Farquhar stated that what you agree to here you are tied to. Mr. Horvath motioned that it be approved excluding the drainage now shown and that we receive the final drawings by January 30, 1979 for approval, disapproval or tabled until modified. Mrs. Simmons seconded the motion. Motion carried 3 to 2. Mr. Cash and Mr. Bergsten voted no.

Mrs. Simmons reported to the Planning Commission on the present status of the A.P. Ordinance draft. A workshop was scheduled for December 19, 1978 at 7:30 p.m. at Mrs. Simmons' home. Mr. Farquhar stated it has to be a public meeting.

NEW BUSINESS

Polo Club Estates, Section 3, located east of State Route 48 south of Nutt Road at Atchison Road including 23 acres (28 lots) was deemed to have no park requirements. The deed has not been transferred to the park district. Staff recommended approval subject to the deed being placed in escrow. Mr. Farquhar said this was okay. Mr. Schab recommends a performance bond be set of \$146,300, and an inspection fee of \$392.00. Mr. Ed Read of Miami Engineering said Mr. Donald E. Canter, developer, does not want to put deed in escrow until Section 4 is developed.

Mr. Jim Schneider, Centerville-Washington Park District, said that placing the deed in escrow was to protect the park property.

Mr. Tate motioned to approve the record plan of Polo Club Estates, Section 3 excluding the Park Lot No. 97 and subject to a performance bond of \$146,300 and an inspection fee of \$392.00. Mr. Bergsten seconded the motion. Approved unanimously.

Joe's is a Fish House, review of the site plan, addressed questions of curb cuts on Loop Road and propane gas storage. Common driveway to be shared with Bill Knapps. The Fire Department had several questions about propane gas storage, i.e., how many tanks would be stored, vehicle traffic risk, possible fence, etc. The I-675 improvement plans were discussed and pending written Traffic Engineer recommendations on the adequacy of the curb cuts.

Mr. Horvath moved that the site plan be approved subject to a letter from the City Traffic Engineer stating that the curb cut closest to the SR 48 intersection with Loop Road would not be a problem. Mr. Tate seconded the motion. Approved unanimously.

There being no further business, the meeting was adjourned at 10:00 p.m.

Edmund Tate

