

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, March 29, 1977

The meeting was called to order by Mr. George J. Schottmiller at 7:30 p.m.

Attendance: Mr. Jeffrey T. Siler, Mr. James P. Hickey, Mr. George J. Schottmiller, Mr. Roland McSherry, Mr. Michael V. Thill. Also present: Mr. John C. Levermann, Assistant City Manager; Mr. Garth Reynolds, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Law Director.

Mr. Hickey moved to approve the minutes of February 22, 1977 Planning Commission meeting, with the exception of correcting Mr. Ming to Dr. Mung. Seconded by Mr. Siler. Approved unanimously.

SETTING OF PUBLIC HEARINGS

A Public Hearing for Long Realty was set for April 19, 1977 at 7:30 p.m.

A Public Hearing for Countryside Nursery and Landscaping was set for April 19, 1977 at 7:30 p.m.

At this time, Mr. Tom Stolz for Countryside Nursery, came before the Planning Commission and stated that he thought he would have an opportunity to point out this is not a typical situation that had precedent in the past. He then asked if the Planning Commission had reviewed this variance request.

Mr. Reynolds came forward and stated that the "normal procedure" for a variance is to set it for a public hearing and then hear it at the next meeting date.

The building height and setback were discussed, also screening requirements at the church property. No deviation would encourage Planning Commission to stay consistent unless advised by our City Attorney.

Planning Commission members called on Mr. Schab and he referred the matter to the City Attorney.

Mr. Stolz stated that screening requirements have changed somewhat, but not enough to conflict with the present plans. At that time, letters were also submitted to residents of the area. Common property line screening would be provided. Requesting not to plant on the church property as there are already plantings.

Mr. Farquhar stated that if proper plans were approved, then no variance is required.

Mr. McSherry stated if they requested a variance requesting public hearing, it should be held.

Mr. Stolz stated that they did not request it - they were told this procedure was necessary by the City.

Mr. Reynolds stated that this could be handled without variance; but as neighbors removed their plantings, then there would be no screening at all. Mr. Farquhar stated if this were the case, then a zoning violation would be subjected here.

Planning Commission decided to table it and Mr. Reynolds will check with surrounding property owners. If no problems exist the variance will be granted.

MOTION: Mr. Thill moved to table the variance. Seconded by Mr. Hickey. Motion approved unanimously.

COMMUNICATIONS

Mr. Reynolds then made a report to the Planning Commission on the Environmental Block Appraisal project being funded through Department of Economic and Community Development in the amount of \$8,000. The project will be completed by June, 1977. The revision of City base maps will also be funded through this grant.

UNFINISHED BUSINESS

1. Dayton Suburban, Inc. - Rezoning Request

This item was tabled at the February meeting. A workshop was scheduled for the month of March; however, officials of the Planning Commission were on vacation so it had to be canceled. Another workshop was rescheduled in order to inform the residents of this situation.

Mr. Thill asked if we were required to inform the residents.

Mr. Hickey stated some of the owners in the vicinity would like to attend a workshop concerning the rezoning request.

Mr. Reynolds stated that all residents could not be contacted, some did not receive official letters, etc. Citizens should be able to present their concerns to the applicant and Planning Commission.

Applicant, Ralph Woodley stated that a workshop was in order to discuss road layout, plan layout, etc. He stated that a workshop session be held as soon as possible, with the convenience of the Planning Commission. The application was submitted in December with the original hearing set in January.

A workshop session was set for April 5, 1977 at 7:30 p.m.

2. Brams Hill - Preliminary Plan

This project is a multi-family project, located in Washington Township. At this time, Mr. Reynolds presented the staff report. He stated that the Planning Commission should consider the layout of the street, the width of right-of-way, proper zoning, etc. All the other agencies have reviewed this and did approve.

MOTION: Mr. Hickey moved that the preliminary plan for Brams Hill be approved, subject to deletion of that portion of the preliminary plan dealing with storm sewers and detail of pavement. Seconded by Mr. Schottmiller. Approved unanimously.

3. PELBROOK FARM COMMERCIAL AREA - Site Plan

Mr. Reynolds suggested that this project remain on the table. Mr. Bob Archdeacon, for the developer, concurred with this suggestion stating he and Mr. Reynolds were working on the traffic problems and progress is being made.

4. PIZZA HUT - Site Plan

Mr. Reynolds reviewed the site plan for Pizza Hut outlining the architecture for the building. He also stated that the project does provide ample parking facilities. The signage will not be utilized at this time; however, the ground-mounted sign is in conformance with our Sign Ordinance. Screening is needed for the heating and cooling units at the rear of the property. Screening for this equipment can be achieved by a slatted fence. It was suggested at the February Planning Commission meeting that the roof be of a brown metal or wood shake type. Pizza Hut submitted a sample of the brown metal material for inspection by the Planning Commission. Staff report was concluded and members of the Planning Commission examined the brown metal roofing material.

Mr. Gene Bram, spokesman for Pizza Hut, came forward and stated that the building material was aluminum and would have two layers of plywood, felt, etc.

Mr. Hickey stated that he preferred the brown wood shake. Other members of the Planning Commission agreed to this preference.

Mr. Hickey disapproved of the sign totally. Mr. McSherry suggested a lower level of lighting.

Mr. Reynolds asked if they could tone down the wattage of the lights; but stated the sign does meet the requirements of the Sign Ordinance.

Mr. Schab stated a concern about the drainage problem. He stated both Pizza Hut and Winters Bank should place tiles in the middle of the property. An additional lane will be added onto SR 48 toward the latter part of the development.

Mr. Dick Wilson, property owner, came forward and stated that they were not going to change the original plan which does provide for the additional lane.

An additional lane adjacent to SR 48 will be done. The turn lane in front of the Shell Station is in very bad condition. The City will repair the turn lane and the other lane to be added must comply to the turn lane.

Landscaping will be done in front of the building. Lighting on the roof will be of a high sodium variety giving a gold tint effect. The brick will be red in color, with the requested brown wood shake roof.

MOTION: Mr. Thill moved to approve the site plan for Pizza Hut, subject to the roof material being brown wood shake, screening for the heating and air-conditioning units, landscaping, drainage, additional lane to be constructed, deletion of the sign approval, etc. Seconded by Mr. Hickey. Approved unanimously.

At this time, Mr. Reynolds interrupted the order of the agenda to bring in Mr. Bill McCrabb to state his project. The project he is working on, Wrens Cross, Section 1 and 2, is required to have a street width of 27 feet by Montgomery County; the City street width is 28 feet. Mr. McCrabb requested an exception to the City's Subdivision Regulations in order to adjoin the two subdivisions in a uniform manner.

MOTION: Mr. Hickey moved to grant Mr. McCrabb an exception to the Subdivision Regulations to install street width to meet the County's on the other side. Seconded by Mr. Siler. Approved unanimously.

NEW BUSINESS

1. Winters Bank - Site Plan

Mr. Reynolds reviewed the site plan for Winters Bank and stated there is a problem with parking facilities. They have parking of 12 spaces - the City requires 20 spaces. The overall Centerville Square project does, however, provide 176 spaces. Only 110 spaces are actually required. Mr. Reynolds stated that there should be an agreement of some kind to guarantee the use of parking through the project.

Also the project does not meet the side yard setback requirement next to the Revere Village complex. Mr. Reynolds stated that if the site plan is approved, it should be conditioned upon resolution of the building setback via the variance process. At that time, the residents will be notified.

At this time, Mr. Jack Hutton came forward. He stated that there will be 4 drive-in windows, making this the largest branch bank in the area. He recognized that parking is very important and that there will be adequate parking.

Mr. Richard Galusha, Vice-President of Winters Bank, came forward and presented the Planning Commission members a picture of the bank. At this time, Planning Commission members examined the picture. The ingress will be one-way only. Mr. McSherry stated that he would like to see the main entrance narrower because it looks like a ramp.

At this time, the Planning Commission members asked who drew up the landscaping plans.

Mr. Redman, a representative of Cincinnati Fixtures, stated that he condensed all islands and drive-in windows in order to get 30 cars off the roadway at a time. Plantings and a masonry wall will screen the drive-in windows from the apartment project.

Mr. Reynolds stated the signage which could be building mounted, ground mounted or a free standing type. The ground mounted sign meets the requirements.

Mr. McSherry suggested changing the approach coming into SR 48, the access drive.

Mr. Reynolds suggested that the City Engineer take a look at this.

MOTION: Mr. Thill moved that the site plan for Winters Bank be approved, subject to a public hearing for a variance and favorable review of the request regarding the side yard setback requirement. Signage indicated on the plan is not approved at this time. Seconded by Mr. Hickey. Approved unanimously.

The public hearing for Winters Bank was set for April 19, 1977 at 7:30 p.m.

2. Greenbrier Commons, Sec. 1-B - Preliminary Plan

Mr. Reynolds gave a slide presentation of Greenbrier Commons, Sec. 1-B, showing the location and existing zoning of the project. The previous plan was approved under another owner. There is an application for an amendment to this preliminary plan due to the change in ownership.

Mr. Bob Archdeacon, for the developer, stated that the original site did receive approval; however, only a portion of the development (east of Greenbrier Lane) was built. The number of units have now been reduced from 29 to 20 which will allow for additional parking spaces.

Mr. Schab pointed out that the reflective markers workers should be getting busy on this project from Alex-Bell Road to the turn-off into this development.

Mr. Reynolds stated that the Fire Department is concerned with the turn radii and width of certain roadways. He and Mr. Archdeacon will meet with Chief Staley to work out these concerns.

Mr. Archdeacon stated that the original plan is basically the same.

The Park District has recommended that a park is needed in this area.

Mr. Hickey asked about additional fire hydrants. Mr. Archdeacon stated that he could handle the problem of fire hydrants.

Mr. Tom Martin, resident of the complex, stated his objectives at this time: They presently have 30 units, 20 additional units on up to 400 units could be built on. His complex has a pool and community house. He purchased his condominium in 1975 at which time they promised him that they would be adding 2 tennis courts, etc. With the addition of these extra units, recreational facilities would have to be added for the kids to play. It is the City's obligation to see that this is done. There is a traffic hazard at Alex-Bell Road and Greenbrier Lane and he asked that the ^{street} light that has been there since 1975 be put into operational use. Also, he requested that the architecture should be the same as currently to maintain a uniform project.

Mr. Karl Urpes, resident of Greenbrier, commented that he doesn't like what the developer promises the homeowners and then they don't fulfill these promises anyway.

Mr. Herbert Caudwell, resident of Greenbrier, stated the light at Alex-Bell Road and Greenbrier Lane needs to be repaired due to several accidents. The Police Department uses this area to observe traffic control. Also, architecture should be the same as what is currently known as "English Village", in keeping with the total plan that the Planning Commission approved two years ago. Elevation plans were filed with the preliminary plan.

Ms. Mary Engle, resident of Greenbrier, stated that 80% of the people living in the complex do not understand blueprints, unless they are color renderings. Her main concern about this project is that she will be living directly across from this new section.

Mr. Archdeacon made note that he just wanted a site plan approval. All the residents in this complex will be belonging to one homeowners association. Mr. Archdeacon will be coming back with a final plan.

MOTION: Mr. Hickey moved that the preliminary plan for Greenbrier Commons, Sec. 1-B, be approved subject to the fire hydrant and street problems by staff resolution. Seconded by Mr. McSherry. Approved unanimously.

3. Polo Club Estates - Preliminary Plan

Mr. Reynolds gave a slide presentation of Polo Club Estates pointing out the location and existing zoning of the project. Staff is concerned with the cul-de-sac in this project. The proposed cul-de-sac is 700 feet in length which exceeds the 600 feet length required by the City. Montgomery County and staff recommends that TCC, Montgomery County and our staff work out the problems at this intersection which creates a sight disability.

Comments were received from the Park District and Fire Department. The Park District is concerned with a park site for this area, and the access drive.

Mr. Ed Reed, Miami Engineering, stated that he is concerned about the dangerous situation of this intersection when they start construction of Atchison Road to the south. An agreement with the developer should be made.

As far as the engineering problems, they will have to be resolved in the final design of this project.

Mr. Bob Kanter, for the developer, stated his concern was Nutt Road. The intersection of Nutt and Atchison Roads is the main entrance into Polo Club Estates. South of Atchison there is an 18" sewer. The terrain involved and the overall look of the area would look much better if it was slightly curved instead of running the street straight south of Polo Club Estates.

Mr. Jim Schneider, from the Park District, was concerned that the neighbors and residents have easy access to this area.

Mr. Reynolds stated that the intent fits into the Subdivision Regulations.

These items will be considered at a later time and will be worked out before the final plan.

MOTION: Mr. McSherry moved to approve the preliminary plan for Polo Club Estates. Seconded by Mr. Thill. Approved unanimously.

4. Windmill Hill - Preliminary Plan

In his staff review, Mr. Reynolds stated that this project does not have proper zoning at this time.

Mr. John Judge, from Judge Engineering, came before the Planning Commission at this time. He stated that this preliminary plan was approved by Montgomery County. The zoning was passed by the Zoning Commission. The case is now before the Washington Township Trustees.

Windmill Hill was set for a workshop session on April 5, 1977, at 7:30 p.m.

MOTION: Mr. Hickey moved that Windmill Hill be tabled. Seconded by Mr. McSherry. Motion approved unanimously.

5. Whispering Hills, Sec. 1 - Record Plan

Mr. Reynolds reviewed this project as a conditional use request along with the record plan. If the record plan is approved, then a recommendation from Planning Commission should be sent to Council.

The Fire Department has reviewed this project and finds no problems with it.

Mr. Al Wahby, a representative from PEP, came forward to direct the remainder of the slide presentation on this project. There will be 3 courts which are referred to as a "cluster development". It was noted that the pavement widths have been met. Six parking spaces for each court will provide guests with ample parking. Elaborate landscaping such as bushes, trees, original trees, etc., will be provided. Parking is over and above that required by the City. No driving into the court is permitted by the occupants, only by the fire and emergency vehicles. Topography is used in the 3rd cluster of condos instead of bulldozing it flat. This way it will enhance the value and beauty of this project.

Mr. Dick Chalfin, resident of Centerville who lives at 6300 Millbank Drive, came before Planning Commission to discuss the drainage problem from Sec. 2. They presently have a water problem on Millbank Drive, yet alone adding more to it. He is interested in eliminating excess runoff.

Mr. Schab then stated that a pond has been added and will retain the water (the dike is 4 feet high, 40 feet wide, 80 feet long). The developer at the present time installed a smaller tile over the railroad. If the railroad would come back and ask us to remove it, we would have to do so.

Mr. Wayne Greerson, from PEP, stated he will be putting the dike in and installed the other tiles which the City Engineer had requested. This will reduce the runoff. They do have a control structure for the pond (dry basin). He stated that a private meeting with the homeowners was held and that 30 to 40 people turned out for it. The purpose for this meeting was to listen to all their concerns, etc.

Mr. Jim Schneider, from the Park District, came forward to present his objectives. This project is across from Ironhorse Park. Lots 29, 30, 31, 32 and 33 should have their lots reduced by 100 feet or more, in order to provide larger soccer fields. Mr. Schneider was asked if there was a buffer of plants, screening, etc. He answered no buffer of any kind. Mr. Schneider also raised concern regarding the closeness of the project to the park area stating the Park District has received complaints in similar situations.

Mr. Wahby assured the Planning Commission that these lots are limited in quantity; however, lots so near recreation facilities are in demand by some buyers and should create no problems.

MOTION: Mr. McSherry moved to approve Whispering Hills, Sec. 1, subject to the granting of the Conditional Use and Residential Development Plan. Seconded by Mr. Hickey. Approved unanimously.

6. Woodbourne, Sec. 19A - Record Plan

Mr. Reynolds stated that his office has not received a preliminary plan for this project and suggested that we table it until we receive a preliminary plan.

Mr. Archdeacon hopes to have this resolved by April 5, since these lots have been sold and they are anxious to start building.

MOTION: Mr. Thill moved to table Woodbourne, Sec. 1, until the April 5, 1977 workshop. Seconded by Mr. Hickey. Motion approved unanimously.

7. Wedgewood Place - Record Plan

During his presentation for Wedgewood Place, Mr. Reynolds stated that points of concern were to resolve locations of those barns and make the curve safer on Alex-Bell Road. There is a common driveway across the front serving seven.

Mr. Schab commented on project engineering on certain plats that would be constructed on Alex-Bell Road, regarding the new realignment since they have got more right-of-way, 6" base, private drive, blacktop finish, hard surface to connect seven (7) lots. There may be 2 curb cuts on Alex-Bell Road.

MOTION: Mr. Hickey moved to approve the record plan for Wedgewood Place subject to hard surface roads. Seconded by Mr. Siler. Approved unanimously.

8. Walnut Grove - Record Plan

It was stated by Mr. Reynolds that proper zoning had been approved by Evelyn List, Washington Township Zoning Inspector. Also, the street had met the specifications. There are going to be sidewalks on both sides of the street. At the intersection, it is narrower than 28 feet.

The Fire Department is recommending water main sizes.

Mr. Jim Foster came forward and stated that the water main had met Montgomery County standards. Mr. Reynolds then stated that it would be up to Montgomery County and the Fire Department to work this problem out.

MOTION: Mr. Thill moved to approve the record plan for Walnut Grove subject to the a performance bond in the amount of \$168,500 and an inspection fee of \$592.00. Seconded by Mr. McSherry. Approved unanimously.

9. Davis Buick - Modification to Site Plan

Mr. Reynolds discussed the setbacks and ground improvements being done at at 85 Loop Road. The landscaping area has been removed and is to be replaced with blacktop in order to put vehicles in front for the purpose of display.

Mr. Mike Borski, for Davis Buick, stated this has always been a used car lot, but the new car display was always hidden from everybody's view. He did state that they had put shrubbery around the sign.

MOTION: Mr. Siler moved that the Davis Buick site plan modification, including the lighting, be approved as what was submitted to the Engineer's office. Seconded by Mr. Thill. Approved unanimously.

At this time, Mr. McSherry left the meeting at 10:20 P.M.

10. Epiphany Lutheran Church - Architectural Plan

Mr. Ed Rapp, for the developer, came forward to present his project. There was also a member of this parish in the audience. He stated that they have formerly moved out of their present quarters, and this is the plan they have submitted and they are ready to begin construction.

Mr. Dick Brime stated that turning south on Far Hills is very hazardous. He would like for us to work this situation out. He saw an article in the newspaper which stated that the City had 3 alternate plans. They would like to tie into that existing street. The plan showed no changes in the entrance and exits.

MOTION: Mr. Hickey approved the Architectural plan in addition to alterations as submitted to the Building Inspection Department. Seconded by Mr. Thill. Approved unanimously.

MOTION: Mr. Thill moved that the Planning Commission meeting adjourn (10:40 P.M.). Seconded by Mr. Hickey. Approved unanimously.

George Schottmiller

