

CENTERVILLE PLANNING COMMISSION  
Minutes of September 27, 1977  
Meeting

Mr. Tate called the meeting to order at 7:35 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Robert Hopperton, Mr. James P. Hickey, Mr. Jeffrey T. Siler, Mr. Roland McSherry. Also present: Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Garth L. Reynolds, City Planner.

Mr. Hickey moved to approve the minutes of August 30, 1977 as written. Seconded by Mr. Schottmiller. Approved unanimously.

SETTING OF PUBLIC HEARINGS - none

COMMUNICATIONS

Mr. Reynolds stated that each member of the Planning Commission should have received a copy of the Housing Survey which was completed in August, 1977, under a "701" Grant.

Last week (September 20) the Planning Department met with Township representatives to discuss projects in the Township that have been submitted for review. Mr. Reynolds stated that meetings of this nature will take place before Planning Commission meetings in order to discuss projects within the 3-mile jurisdiction.

Mr. Tate announced that the Clerk of Council had notified him of the Council Work Session to be held on October 24. This Work Session will deal with the Architectural Preservation Ordinance which the Planning Commission has worked on for quite some time. He further stated that it might be beneficial for as many of the Planning Commission members attend the Work Session as possible. The Planning Department will notify the Planning Commission members as a reminder of this Work Session.

PUBLIC HEARINGS - none

UNFINISHED BUSINESS - none

NEW BUSINESS

A. Pelbrook Farm, Sec. 4 - Record Plan

Mr. Reynolds reviewed the Record Plan for Pelbrook Farm, Sec. 4, located south of Alex-Bell Road and west of Pelbrook Farm Drive, containing 16 lots on 10.6 acres. This section has been reviewed by Planning Commission and Council previously and has now been submitted with some modifications. This project does have the proper zoning and does conform to the preliminary plan.

Mr. Schab stated that sidewalks are provided for on one side of the street which conforms to the rest of the development. There will be no access to Alex-Bell Road from these lots--access will be only from Crawford Court.

Mr. Bob Archdeacon, for the developer, stated that Covenant #14 provides for no access to Alex-Bell Road.

Mr. Hickey asked the limitation of the covenants. Mr. Schab stated that he believed it was 10 years.

Members of the Planning Commission questioned sidewalks being only on one side of the street. Mr. Reynolds stated that this conforms with sidewalk policy for the previously approved sections of the development. Also, the right-of-way along Alex-Bell Road does conform to the Thoroughfare Plan.

Mr. Hickey asked if Dr. Meng had received deed to his property. Mr. Archdeacon stated he has received the deed and it is recorded with the County.

Mr. Hickey suggested a change in Covenant #14 to read "which shall not have ingress and egress onto Alex-Bell Road" instead of "driveway".

MOTION: Mr. Hickey moved to accept the Record Plan for Pelbrook Farm, Sec. 4, subject to the change in Covenant #14 and to the setting of a maintenance bond. Seconded by Mr. Schottmiller. Approved unanimously.

#### B. Rahnwood Estates - Record Plan

Mr. Reynolds reviewed the Record Plan for Rahnwood Estates located north of Rahn Road and east of Princewood Drive, containing 47 lots on 26.363 acres. He stated that the project now has proper zoning--rezoning action was taken by Council on June 20, 1977. Princewood Drive will continue to Applecreek Road. The Record Plan does conform to the previously approved preliminary plan. The width of the road will be 32 feet of pavement along Applecreek Road. The sidewalk pattern does conform with City policy.

The area involved in this project is very flat. The drainage of surface water reduces the fall of the storm sewers. The City usually requires a .5% fall; however, this development will only have a .12% fall due to the flat area involved.

Planning Commission members expressed concern as to whether this would be a flood area. Mr. Schab indicated that the area is so flat that the only thing they can do is go to a .12% fall. He also stated that the tile is being sized to that fall.

MOTION: Mr. Schottmiller moved to accept the Record Plan for Rahnwood Estates subject to the drainage plan submitted. Seconded by Mr. Hickey.

Mr. Ralph Woodley stated that the drainage creates no problem, only that the water will drain more slowly.

Motion approved unanimously.

#### C. Pfander Plat - Preliminary Plan

Mr. Reynolds reviewed the Preliminary Plan for Pfander Plat located north of Rahn Road and east of Alex-Bell Road, containing 10 lots on 18 acres.

A slide presentation of the location was given in order to point out liabilities that must be resolved at the time of record plan review. An additional third lane should be provided at the intersection of Rahn Road and Alex-Bell Road. Also, the ditch will have to be built up. The Preliminary Plan does provide the proper amount of right-of-way and has the proper zoning.

The improvement of Alex-Bell Road is being done by Montgomery County (adjacent to the Wedgewood Place subdivision).

It was stressed that these problems will occur at the time of record plan review and are being pointed out at this time for the benefit of the developer.

Mr. Bob Archdeacon, for the developer, stated that the plat will be developed in two sections. He stated that the developer would like some indication from the Planning Commission of problems that will exist.

Mr. Tate stated that of the problems already mentioned, the build up of the ditch is one of the most important. He stated further that citizens are in opposition to the widening of Alex-Bell Road which is part of the Thoroughfare Plan.

Mr. Reynolds stated that some years ago plans were drawn up for improvements to Rahn Road. Rahn Road should have existing pavement widened from 2' - 4' in order to have a useable 12' lane on the north side of the Center Line. Additionally, an improved berm of 6' - 8' should be provided. Modifications to the Alex-Bell/Rahn Road intersection will be required.

\*MOTION: Mr. Schottmiller moved to approve the Preliminary Plan for Pfander Plat. Seconded by Mr. Hickey. Approved unanimously.

#### D. Washington Creek Three - Preliminary Plan

Mr. Reynolds reviewed the Preliminary Plan for Washington Creek Three located east of Clyo Road, between Rooks Road and Nutt Road containing 112 lots on 69 acres. He suggested that this project be set for a Work Session to work out problems concerning Clyo Road and the Thoroughfare Plan.

Mr. Bob Archdeacon, for the developer, agreed to have the project tabled at this time and schedule it for a work session.

MOTION: Mr. Hickey moved to table the Preliminary Plan for Washington Creek Three as requested by Mr. Archdeacon, representing the developer. Seconded by Mr. Schottmiller. Approved unanimously.

#### E. Watkins Glen, Sec. 2 - Preliminary Plan

Mr. Reynolds reviewed the Preliminary Plan for Watkins Glen, Sec. 2, located east of SR 48 and north of Nutt Road, containing 29 lots on 26 acres. This plan is an amendment to a previously approved plan. The park area has been relocated, resolving concerns of the Park District. Staff recommends approval of this project.

Mr. Bob Archdeacon, for the developer, stated that the Park District and the developer had agreed to move the park area to the north of the development. However, after discussing this arrangement with the attorney of the Park District, due to legal problems he suggested changing back to the original plan. This is what is being considered at this time.

MOTION: Mr. Hickey moved to accept the Preliminary Plan for Watkins Glen, Sec. 2, as submitted. Seconded by Mr. Siler. Approved unanimously.

F. Sheehan Road Estates, Sec. 2 - Bond Release

Mr. Schab made a recommendation that a bond for Sheehan Road Estates, Sec. 2, be released subject to receipt of a maintenance bond in the amount of \$2,500.

Mr. Bill Johnson, Road Superintendent for Washington Township, stated that the Township is not aware of the status on bond releases when they are released by the City.

Mr. Reynolds stated that a copy of the Planning Commission minutes would be sent to the Township in order that they are informed of the Planning Commission actions.

Mr. Mike Johnson, Township Engineer, stated that the performance bond should not be released until the maintenance bond is submitted.

Mr. Farquhar suggested that this matter of procedure should be discussed in a Work Session. The staffs of the City and Township should make recommendations to the Planning Commission regarding the bond release procedure.

MOTION: Mr. Hickey moved to release the Performance Bond on Sheehan Road Estates, Sec. 2, subject to receipt of maintenance bond in the amount of \$2,500. Seconded by Mr. McSherry. Approved unanimously.

G. Southpoint Estates - Bond Release

Mr. Schab reviewed his recommendation suggesting release of the performance bond of \$29,000 subject to a maintenance bond of \$1,450.

MOTION: Mr. Hopperton moved to approve the Bond Release for Southpoint Estates subject to receipt of a maintenance bond in the amount of \$1,450. Seconded by Mr. Schottmiller. Approved unanimously.

H. Buckingham Village, Sec. 3 - Bond Release

Mr. Schab recommended that the Performance Bond of \$54,500 be released subject to receipt of a maintenance bond in the amount of \$2,725 which is 5% of the original bond (usual procedure of the City).

MOTION: Mr. Hopperton moved to approve the Bond Release for Buckingham Village, Sec. 3, subject to receipt of a maintenance bond in the amount of \$2,725. Seconded by Mr. Hickey. Approved unanimously.

\*PFANDER PLAT - Preliminary Plan

Mr. Reynolds asked that in order to clarify the improvement to be made to the berm area, the motion of approval for Pfander Plat be amended and restated.

Mr. Bob Archdeacon stated that this was acceptable to his client.

MOTION: Mr. Hickey moved to amend the original motion on Pfander Plat. Seconded by Mr. Schottmiller. Approved unanimously.

MOTION: Mr. Hickey moved to approve the Preliminary Plan for Pfander Plat subject to the widening of existing pavement to be 2 to 4 feet completed within the 6 to 8 foot improved berm. Seconded by Mr. Schottmiller. Approved unanimously.

A Work Session and Special Meeting was scheduled for Tuesday, October 11, at 7:30 p.m.

There being no further business, the meeting adjourned at 8:40 p.m.

