

CENTERVILLE PLANNING COMMISSION

Meeting of November 29, 1977

The meeting was called to order at 7:30 p.m. by Mr. Tate.

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

Mr. Schottmiller moved to approve the minutes of the October 25, 1977 Planning Commission meeting as written. Seconded by Mr. Hickey. Approved; Mr. Hopperton and Mr. Siler abstained.

Mr. Siler moved to approve the minutes of the November 8, 1977 Work Session of the Planning Commission as written. Seconded by Mr. Schottmiller. Approved unanimously.

Mr. Hopperton moved to approve the minutes of the November 8, 1977 Special Meeting of the Planning Commission as written. Seconded by Mr. Siler. Approved unanimously.

SETTING OF PUBLIC HEARINGS

Trans America Realty, Inc. Rezoning request from R-1 to APD will be heard at a Special Meeting of the Planning Commission on December 13, 1977 at 7:30 p.m. in the City Building.

Mr. McSherry arrived.

COMMUNICATIONS

Mr. Reynolds advised he has received a request from the Centerville High School to put up a temporary sign, similar to the one used in past years. He indicated the sign has already been erected and he has requested the school wait in the future until after the request has been made before putting up this sign. Mr. Hickey moved to approve Centerville High School's request to put up a temporary sign. Seconded by Mr. Siler. Approved unanimously.

Mr. Reynolds stated he has received a letter from Tri City Engineering concerning the sidewalk requirements for Walnut Grove development and the discrepancy between Washington Township's policy and Centerville's policy concerning sidewalks. The letter requested a meeting between the Trustees and the City Council, and the staff will take no action until after this meeting.

UNFINISHED BUSINESS

Washington Creek Three Mr. Reynolds advised this project is still tabled pending work on the access road along Clys Road.

Pelbrook Farm Commercial Area Mr. Reynolds said the preliminary plan is ready for review, except the detailed development is not yet completed. He will review this project at a work session when Bellbrook representatives can be present since they are concerned with the area around John Elwood Drive. A copy of the plan has been sent to TCC and they like it much better with the elimination of the eastern access along Wilmington Pike. Mr. Archdeacon, Woolpert Engineering, representing the developer, concurred with Mr. Reynolds.

NEW BUSINESS

Gardner Property

Mr. Reynolds requested direction from the Commission to stamp the deed for a lot split on this property. He advised the City Law Director and the Fire Chief could see no problem but would like to see the easement widened to 12 feet and blacktop put down. Mr. Gillespie, representing the applicant, said they are willing to do the blacktopping as requested.

Mr. Siler moved the staff stamp the deed for the lot split of the Gardner property subject to widening of the easement to 12 feet and the surface being blacktopped. Seconded by Mr. Hopperton. Approved unanimously.

Snyder Property

Mr. Reynolds described this property south of Social Row Road approximately 2960 feet and east of State Route 48 and stated the owner is requesting a lot split for 21.27 acres from the total 60-acre parcel. The Fire Department could see no problems for this lot split. The land lies partially in Warren County and they have already approved it. Mr. Farquhar pointed out he is representing the owner and could see no problems with the lot split.

Mr. Hickey moved to request staff stamp the deed for the Snyder property to split the lot as requested. Seconded by Mr. Siler. Approved unanimously.

Walnut Hills Estates

Mr. Reynolds reviewed this preliminary plan was studied at a work session and was originally presented as a PUD. The Commission recommended the developer bring the plan in as a Residential Development Plan and the developer has complied. This project has 65 lots on 33.37 acres located south of Centerville Station Road and west of Wilmington Pike in Centerville. It is zoned R-1.

Mr. Reynolds showed a slide of the original preliminary plan since he has not received the revised plan back from the various reviewing agencies. The land would usually have 62.65 lots of 17,500 sq. feet allowed, however, the developer is asking for 64 lots since he dedicated 5.78 acres for park land instead of the required 5 acres.

Mr. Hickey stated the covenants and restrictions do not show the park being dedicated. Mr. Wahby, speaking for the owner, Mr. Pavlak, said Lot #65 is shown on the new preliminary plan as park and he has sent a letter to the Park District asking them to accept the lot #65 and to assure them the park will remain an open area with foot paths, picnic tables and benches only.

Mr. Thill arrived.

A representative from the Park District said he was not sure such restrictions could be placed. Mr. Farquhar said all parks are dedicated to the city and the city has not accepted any restrictions except in cases of reversion, and it would be up to the City Council to decide if they will accept the restrictions, not the Park District.

Mr. Reynolds recommended the Commission wait until receiving the revised preliminary plan and the responses of the reviewing agencies before taking any action, and that everything should be ready to go by the December 13 meeting. The developer will need to work out the restrictions and other mechanics in the meantime.

Mr. Hickey moved to table the preliminary plan of Walnut Hills Estates until the December 13, 1977 meeting. Seconded by Mr. Schottmiller. Approved unanimously.

Carriage Trace Condominium #9

Mr. Reynolds showed slides of 4.6 acres located on the southwest corner of Bigger Road and Hewitt Road in Centerville, zoned entrance corridor which requires the Commission take action since it is conditional usage. The plan calls for 27 condominium units, which is less dense than the 2500 sq. feet per unit allowed in entrance corridor zoning.

Mr. Thill asked if the cut thru in the entrance road divider will line up with the curb cut for the proposed street and Mr. Archdeacon, who was representing the developer, said that it would. Mr. McSherry asked if there would be another access road from the north to the property, and Mr. Archdeacon said there is an emergency road in from Hewitt but no other is proposed.

Mr. Hickey moved to approve the preliminary plan for Carriage Trace Condominium #9 and to recommend City Council set the plan for public hearing. Seconded by Mr. Schottmiller. Motion approved. Mr. Siler abstained.

Washington Woods, Section 1

Mr. Schab said this property located on either side of Paragon Road north of State Route 725 has been inspected by Washington Township and Centerville and approved. He recommended the performance bond of \$134,000 be released, subject to a maintenance bond of \$6700 being set.

Mr. Thill moved to release the performance bond of Washington Woods, Section 1, of \$134,000, subject to receipt of a performance bond to last one year in the amount of \$6,700. Seconded by Mr. Siler. Approved unanimously.

Woodbourne, Section 33

Mr. Schab stated Washington Township has inspected the roadways, as well as Centerville, and approved them. Washington Township will be maintaining the roads. He requested the performance bond of \$26,300 be released and a maintenance bond of \$1,315 be required.

Mr. Thill moved to release the performance bond of Woodbourne, Section 33, in the amount of \$26,300 and subject to receipt of a maintenance bond in the amount of \$1,315. Seconded by Mr. Siler. Approved unanimously.

Red Coach Woods

Mr. Booher, developer, said he would like to get the Commission's opinion on this preliminary plan before presenting it formally. This property located north of Valley Vista Way, south of Green Tree Road, and west of the Penn Central Railroad consists of 8 acres zoned R-4, and is the last parcel of the Red Coach development. He said the lot size requirement is 24,000 sq. feet and all of the 15 single family lots meet this requirement except one, which is 16,700 sq. feet. He requested this lot be allowed since the land dedicated for park was in excess of what the City required.

Mr. Booher also asked that an open drainage ditch be allowed as the storm sewer with a pond at each end since the land is so flat, with less than 1-1/2 foot fall in 700 ft. The drainage presently is about 3-1/2 feet below the existing grade. His only alternative, as he sees it, is to fill the entire parcel, which would be expensive and would kill the existing trees. If he is allowed to put in open ditches, he would use concrete bottoms and stone on the slopes.

Mr. Schab said the land has been subject of many complaints because it is low and breeds mosquitoes. The land to the west has an open ditch which is not maintained and it should be in the covenants that the developer provide maintenance for the ditch if it is decided to allow it. Montgomery Square Apartments have had drainage problems and the ditch would help them, however, the City traditionally has opposed open ditches.

Mr. Tate stated the Commission members would take a look at the property before making any further recommendations. Mr. Reynolds pointed out there are some zoning questions since it is zoned by Washington Township and Centerville cannot grant variances on their zoning. Mr. Tate asked the staff to examine these questions before the next meeting December 13, 1977.

Mr. Thill moved to adjourn the meeting. Seconded by Mr. McSherry. Approved unanimously.

Clara Tate

