

CENTERVILLE PLANNING COMMISSION  
Minutes of Work Session and  
Special Meeting  
Tuesday, December 13, 1977

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Roland McSherry. Absent: Mr. James P. Hickey and Mr. Robert Hopperton. Also present: Mr. John C. Levermann, Assistant City Manager; Mr. Garth L. Reynolds, City Planner; Mr. Robert N. Farquhar, Municipal Attorney; Mr. Karl M. Schab, City Engineer; and members of the Bellbrook Planning Commission.

PUBLIC HEARINGS SET

Mr. Tate set for public hearing two items to be heard consecutively on January 10, 1978 at 7:30 p.m.

Centerville Square - Variance on sign location and variance on sign area.

The regular Planning Commission meeting of December 27, 1977 will not be held because of the holidays and a quorum would not be present.

PUBLIC HEARINGS

Trans America Realty, Inc. - Rezoning from R-1 to APD

Mr. Reynolds showed slides of the area and pointed out this property located at 145 West Franklin Street is one of two which are zoned R-1 in an area which is all APD. The other property, located to the west of the applicant's, has indicated it will request APD zoning in the near future. Items to be considered are the drainage and the consolidation of driveways to reduce the number of curb cuts onto Franklin. Mr. Reynolds showed the present curb cut for this property is located on the western side of the property so when the property next door is considered for rezoning it should not be too difficult to combine the curb cuts and relocate between the two properties.

Mr. Schab said the drainage along the back property line is currently a French drain, which provides drainage for the entire area. Once the property goes commercial the drainage will have to tie into the adjacent properties. He said the owner will have problems tying into the western property because he is too low so if he can't tie into the west, he should use a method similar to the eastern property, which is like a gravel pit.

Comments from Applicant: Mr. Jerry Philhower of Trans America said they have a plan for the property which shows the curb cut moved to the west and since there is a drainage problem, they left a large green area between the blacktop and the back property line. Mr. Tate said before any blacktop is put in the drainage system should be in place.

Mr. Philhower asked if they will have to put screening on the western boundary since that property will be asking for APD zoning also. Mr. Tate said as soon as the zoning is changed to APD the property comes under the Board of Architectural Review and they will direct screening, etc. Until the adjacent property gets APD

zoning the applicant will have to provide screening, but this may be worked out with the BAR.

Mr. Thill moved to approve the rezoning application of Trans America Realty, Inc., to change the zoning of 145 West Franklin Street from R-1 to APD, subject to the owner working with the City Engineer to solve the drainage problems at the rear of the property and subject to relocation of the curb cut on Franklin Street to the westernmost property line. Seconded by Mr. Siler. Approved unanimously.

#### UNFINISHED BUSINESS

##### Washington Creek Three - Preliminary Plan

Mr. Reynolds said the applicant wishes to continue tabling this item.

##### Pelbrook Farm Commercial Area - Site Plan for Shopping Center

Mr. Reynolds showed slides of the area and this property, which consists of 24.4 acres with roughly 14% being developed into stores. Centerville zoning requires 1200 parking spaces for a shopping center of this size since the ordinance do not allow multiple uses for the stores and does not account for turnover in parking spaces. He pointed out the current trend in other areas is to allow 5.5 spaces per 1000 sq. feet of store, while Centerville requires 7.2 spaces.

Mr. Reynolds showed slides of Wilmington Pike and where its new location would be. The site map showed adjacent property zoned R-3 and the revised site plan shows the stream wider than the original plan. The access which had been located near the intersection of Wilmington Pike and Alex-Bell Road has also been removed. With Wilmington Pike located further west, the parking layout has changed somewhat from the original site plan. Also shown are four accesses to the project, a buffer area on the southwest property line which is mounded, and the Bellbrook line which runs through the property. Mr. Reynolds pointed out the Bellbrook Planning Commission members were present since they are involved in part of the project.

Mr. Archdeacon, Woolpert Engineering, representing the owner Mr. Lapp, said he was present to answer any questions, however, this project has been discussed in several previous meetings. The Wilmington Task Force has reviewed the relocation of Wilmington Pike and approved it.

Mr. Reynolds said the staff has several concerns, they feel the five-lane improvements of Wilmington Pike should be done at the installation of the shopping center and since this portion is in Bellbrook, there should be some stipulation that the developer will do the widening and also will complete John Elwood Drive. He said they are also concerned that a project of this size will be done in phases and what type access roads are planned during the first phase.

Mr. Archdeacon reviewed the land located in Bellbrook was originally zoned B-2, under Sugarcreek Township. Then the land was annexed to Bellbrook and was rezoned Agriculture. Four and one-half years ago, Mr. Lapp filed an application to rezone to B-2. Approximately seven months ago the application was denied, and since then the item has been tabled. Until this zoning is resolved, Mr. Lapp can do nothing about the land in Bellbrook. He has commitments from

several people who would like to locate in the shopping center so he is looking to start construction in the spring.

A member of the Bellbrook Zoning Commission stated the city's current zoning under B-2 does not give them any control over drainage. The creek running through this property presents a great problem to the city, even without development along it. The city is presently revamping its present zoning ordinance so the Planning Commission will have controls and until this is done, Mr. Archdeacon will just have to wait. The Planning Commission will have the revised ordinance to the City Council by the end of January.

Mr. Tate indicated to the Bellbrook Commission members he felt it was a good plan and hoped Wilmington Pike would be straightened and widened to five lanes as far as Bellemead. Bellbrook members stated their concern is the drainage and recommend that on the Centerville portion a dam of some sort with overflows at the top and restricted feed at the bottom, with some type of holding during heavy rain, be installed. With development the run-off would increase two to three times and when it gets to Bellbrook it is a major problem.

Mr. Archdeacon said a portion of the stream is considered by HUD to be in the flood plain area and will have to satisfy the 100-year storm requirements of HUD, as well as Centerville's requirements.

Mr. Thill left.

Mr. Archdeacon said he disagrees with the increased run-off statement since when the agricultural ground is frozen and we have a heavy rain the run-off is as heavy as if the area were blacktopped.

Mr. Reynolds said since the project would be built in phases the mounding of the buffer area, finish grading and seeding should be done first. Mr. Archdeacon pointed out the multi-family area adjacent to the shopping center was denied so land will just be sitting, but there is no problem with doing the mounding and seeding during the initial excavation.

Mr. Reynolds said there is no assurance if Centerville approves their portion of the plan that Wilmington Pike will be widened. Mr. Archdeacon said he will not commit to the easement for the road when he can't get it zoned. Mr. Reynolds said the traffic from the shopping center with the present roads would be impossible. The TCC recognizes that Wilmington Pike expansion is a priority but have not committed any dollars for the work.

Mr. Tate stated the Planning Commission could only consider the site plan as it pertains to Centerville. Before any phase can go in it has to be approved by the Commission. Mr. Farquhar said this was technically correct, however, if the phase plan is exactly as on the site plan, then the Commission is bound to follow it.

Mr. Archdeacon said he objected because the multi-family project conformed and it was not approved. Mr. Reynolds said a preliminary plan was never presented.

Mr. Siler moved to approve the site plan of Pelbrook Farm Commercial Area located south of S.R. 725, west of Wilmington Pike and northwest of John Elwood Drive, subject to developer working with the City of Bellbrook to get John Elwood Drive extended to the existing Wilmington Pike. Seconded by Mr. McSherry. Approved unanimously.

Walnut Hills Estates - Preliminary Plan

Mr. Reynolds reviewed this preliminary plan which was discussed at the last meeting and the question was to be checked by staff as to whom the park area should be deeded, the City or the Park District. Mr. Reynolds recommended that the Planning Commission send the preliminary plan on to Council without discussing the deed of the park land, and since it was the City's policy to have all park land deeded to the City, Council should handle this matter. The other question of the extra lot should not pose a problem since the owner is providing 5.78 acres for park space instead of the required 5 acres.

Mr. Siler moved to approve the preliminary plan of Walnut Hills Estates as presented, including the granting of one extra lot in return for .78 acres of green space, that the proposed conditional use is in a district where conditional use is permitted and meets the requirements set forth in Figure 9 and other provisions of the ordinance. Seconded by Mr. McSherry. Approved unanimously.

Pelbrook Farm Commercial Area - Temporary Sign Variance

Mr. Reynolds said this developer requested a temporary sign to advertise this proposed shopping center. Mr. Siler moved to grant Pelbrook Farm Commercial Area six months for a temporary sign. Seconded by Mr. Schottmiller. Approved unanimously.

Red Coach Woods - Preliminary Plan

Mr. Reynolds showed slides of this final phase of a development located north of Valley Vista Way, south of Green Tree Road, and west of the Penn Central Railroad. The eight acres are zoned Washington Township R-4 and consist of 15 lots. The street layout on the preliminary plan is the only one possible since the area all around is developed.

Mr. Reynolds showed slides of the existing drainage pipes. The plan shows two ponds on each side of the property, with relocation of the existing ditch. Since the land is very level, he feels the ditch should be enclosed rather than open. It would require 66" tile for approximately 425-440'.

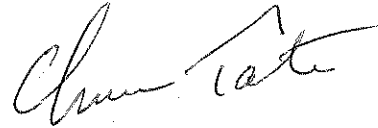
Mr. Booher, developer, said this would not be economically feasible. With the fall being so slight they would have problems with back flow but to raise the grade would require filling the entire property, which would kill the trees. The proposed ponds would have to be at or below the inverted flow line. The pipe on the western property is larger than that on the eastern since there is a slight flow that way. This pipe is 48" by 76". At \$90 per foot for the pipe this is not possible to put in, and the pipe would still be about one foot above grade. Mr. Booher said he would be willing to have the maintenance of an open ditch shown in the deeds as the responsibility of the owner. Mr. Siler asked about concrete bottom open ditch, and Mr. Booher said this is what he is talking about.

Mr. Booher said he checked alternatives and could go with a concrete channel with a metal top over it, which would be only 3' high and about 7-8' wide. Mr. Reynolds said the staff should consider this method.

Mr. Reynolds also stated the lot reduction figures came in just today and he has not finished calculating them but he does not think there is a problem. Also, the City of Kettering has an easement on the current ditch and if it is relocated, they would want an easement on the new ditch.

Mr. McSherry moved to approve the preliminary plan for Red Coach Woods, located north of Valley Vista Way, south of Green Tree Road, and west of Penn Central Railroad, upon approval of the drainage problem by the City staff and subject to the staff establishing that the reduced lots do not exceed that permitted by zoning. Seconded by Mr. Siler. Approved unanimously.

Mr. Siler moved to adjourn. Seconded by Mr. McSherry. Approved unanimously.

A handwritten signature in cursive script, appearing to read "Chas. Tate", is written in the lower right portion of the page.

