

CENTERVILLE PLANNING COMMISSION

Workshop

May 5, 1976 7:30 P. M.

The meeting was called to order by Mr. Tate.

Attendance: Members of the Planning Commission present: Mr. Roland McSherry, Mr. Jeffrey T. Siler, Mr. James P. Hickey, Mr. Bruce H. Baker, Mr. Elmer C. Tate, Jr., and Mr. George T. Schottmiller. Absent was Mr. Michael Thill. Also present: Mr. John W. Dunathan, Director of Parks and Recreation; Mr. Garth Reynolds, City Planner; and Mr. Karl M. Schab, City Engineer.

Black Oak Forest, Section 1 Record Plan

Mr. Reynolds presented a revised plan of Section 1 and the Preliminary Plan of the project. He noted all questions had been worked out since the public meeting of April 27, 1976 in meetings with the developer. Some of the items resolved were the catch basins, location of the ends of the storm sewers in relation to the property lines, and street name changes.

Mr. Schab agreed the engineering details had been worked out except for the environmental channel, or drainage facility, which would involve water carry-off for the majority of the property.

Mr. Penick, representing the developer, Southwestern Reserve Corp., presented three possible solutions of the drainage problem:

1. Based on a 10-year rain, a sodded ditch with a slope above which could be mowed.
2. Based on a 2-year rain, one-half of a 24" pipe with an overhang lip, which would have a faster velocity than 1. and would carry less water but would be self-cleaning. 11' on either side of ditch would have a 2-to-1 slope which could be mowed by the City.
3. In place of concreted area, use of field stone embedded in concrete with a 1-to-1 slope. Along the streets on either side would be a flat area which would be planted with trees and mulched which would make it easier to maintain. In exchange for the more expensive field stone the developer would expect to be given two lots off the park area which would be used to put in off-grade homes.

Comments pertaining to proposals: Mr. Schab pointed out present creek is approximately 4' wide by 2" deep. A tile for the normal flow of the creek would have to be 15-18". Mr. Penick pointed out a pipe to carry normal rainfall or creek flow would fill with mud and cause general maintenance problems.

Mr. Hickey stated he felt an open ditch created a potential liability to the City as constant depth of water in it would be 1'-1-1/2' and would be dangerous for children living in the area. Mr. Lefforge, representing the developer, pointed out the future residents of the project would not be of the age group that would have small children. The cost to the developer for installation of a 96" pipe, which was recommended by the City, would be prohibitive unless the City contributed toward the cost.

Mr. Tate asked for consideration of other alternatives, such as use of a 50' roadway with an underground, 60" pipe used as a "French drain". Mr. Lefforge estimated savings on the street alone would be \$12-\$16 per lineal foot.

Mr. Schab drew sketches of several placements for an underground drain. He pointed out the flow through a 60" drain tile would not be sufficient, would need an additional ditch or another drain tile. Another suggestion in connection with the 50' roadway would be an underground 60" tile covered with stones which would act as a retention basin and restrict the flow of the water so the tile could handle it during a rain. This would be located along side the roadway, as compared to the first suggestion of running the tile under the road. Mr. Penick pointed out the water would eventually wash all the stone away and result in erosion of the remaining banks.

Mr. Lefforge stated the plan using the embedded stone method would involve the water rising about the stoned area every 2-2-1/2 years. The possibility of the sanitary sewer being involved during a heavy storm would be virtually impossible as the sewer is located on the other side of the street from the ditch and is higher than the flood level. It would not be economically feasible to go underground unless the City contributed to the cost.

Mr. Schab stated from an engineering standpoint he would prefer having a closed 96" tile, however, realizing the economics involved, his second choice would be the open tile with stone embedded on sides, realizing it will present a possible problem every two years. If the 96" tile were used some type of rock placement at the end which flows into the park area would be needed to stop the velocity of the water.

Mr. Tate recommended going with the open ditch with field stone embedded as he is not sure the 96" tile can be imposed on the developer by the City.

Mr. Hickey expressed concern for the people who will be living at the end of the ditch and for the erosion which will be present at that end.

Mr. Tate questioned the sequence of development of the land, specifically what will happen with the wash-out when the high ground is cleared. Mr. Lefforge commented that for the sake of the development, esthetically it would not benefit the developer to let the mud flow into the streets, etc.

Mr. Lefforge mentioned plans to mound dirt along Clio Road to act as a screen from the street. He also commented the developer plans to move 47,000 yards of dirt in Section 1.

Mr. Hickey stated he would want the developer to place a deed in trust for the park land to be held in escrow until Section 2 is developed. Previous deed in trust was for 12 acres, but with 2 lots being given back to developer he would want a new deed drawn up and held. Lefforge said developer presently owns all of Section 1 free and clear and will make an additional payment December 1, 1976 for more land.

Mr. Reynolds said the zoning of the project will be changed back to R-1, as it is presently shown as multi-family. Lefforge said there would be no objection as long as it did not slow down development of the land.

Mr. Reynolds said the city would also expect the developer to grade the area adjacent to the two lots the Planning Commission was returning to the developer, as well as seeding the area, and also expected the developer to place a permanent sidewalk leading into the park to define the entrance to the park to any potential buyers of the lots adjacent to the park. Details of the grading, seeding and location of the sidewalk will be worked out when the developer comes back with the declaration of Section 2.

Mr. Reynolds recommended to the Planning Commission that they send the Black Oak Forest plans to Council with the recommendation of sidewalks on both sides of the street, in compliance with code. The developer can then negotiate with Council on any alternatives. Mr. Tate so recommended.

Mr. Baker indicated he felt before the Commission acted on Section 1 they should approve the Preliminary Plan. This would include adding the two lots adjacent to the park, revising the cross section of the ditch, resizing the park, and putting the new deed in trust in escrow.

It was agreed this would be done before the council meeting and that Section 1 is final, and both would be acted on at the same time.

There being no further business, the meeting was adjourned by Mr. Tate.

*Elmer Tate*  
5-25-76