

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 4, 1988

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor James Singer
Councilmembers J. V. Stone
Bernard Samples
Brooks Compton
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
Administrative Assistant Stephen King
City Planner Alan Schwab

Mrs. Martha Boice was present to review for Council criteria used for evaluating historic structures outside the Architectural Preservation District in the City of Centerville. Mr. Gary Steins was also present to ask Council to consider a future purpose for the old farm property located at the southwest corner of Wilmington Pike and Alexandersville-Bellbrook Road for preservation purpose in the future. Upon suggestion of Mr. Samples, this matter will be further reviewed between Councilperson Sally Beals and Mr. Steins.

Mr. Schwab reviewed for Council the Rezoning Request submitted by J. Milton Zimmerman for 7.718 acres of land located along the west side of South Main Street, north of the Revere Village Apartment Complex. Requested change is for the front portion of the vacant land, excluding the house, from R-PD to B-2. Mr. Schwab reviewed the zoning of adjacent properties and the intended use of the subject property as contained on Centerville's Comprehensive Plan. He reviewed City Staff's analysis presented to the Planning Commission during their Meeting on January 26, 1988:

1. The City Master Plan designates multi-family residential land use for this land.
2. The City Master Plan specifically recommends against extending "strip" commercial zoning into this area.
3. The City Policy Plan discourages rezoning from non-business to business use and promotes the clustering of business/commercial development.
4. The City Policy Plan residential land use goal is to maintain the character of the community as predominately low density single-family residential.
5. Large tracts of undeveloped business zoned land exist within the City.
6. The granting of the requested rezoning would constitute an invalid "spot zoning" that is:
 - a. A small parcel of land is being singled out for special and privileged treatment (business zoning);
 - b. The singling out of this parcel is not in the public

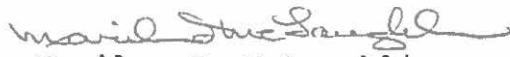
- interest but only for the benefit of the land owner;
- c. The rezoning of this parcel is not in accordance with the City Master Plan.

Based upon this analysis, the Planning Commission by an unanimous vote, recommended denial of this request to City Council.

Mr. George Oberer, President of Oberer Development Company and representing the Applicant, outlined how sometime in the future, roadway will traverse through the property in question, thus producing undesirable traffic for residential development. He believes that this business zoning will serve as a buffer between adjoining properties. Mr. Oberer believes that business zoning is at a premium in Centerville.

Mr. Schwab reviewed for Council the Record Plan for Cheltenham, property located north of Alexandersville-Bellbrook Road and across from Pelbrook Farm Drive. The zoning on this 24.28 acres tract of land is R-1c to be divided into 40 single-family lots. A fee-in-lieu of parkland dedication will be required. The Plan includes a boulevard entrance off Alexandersville-Bellbrook Road, and public streets throughout the development. Mr. Schwab reviewed discussion which took place during the Planning Commission Meeting relative to the width of the boulevard entrance into the development. The developers requested that this entrance be widened to 58 feet from back of curb to back of curb in order to provide a more attractive design. Mr. Schwab briefly reviewed Planning Commission's unanimous recommendation for approval to City Council with ten conditions, one of the conditions being that the width of the boulevard entrance be limited to 58 feet, back to back of curb.

Council briefly discussed an Appeal filed by Bernard Samples against a decision rendered by the Planning Commission during their Meeting on March 29, 1988 to permit the erection of a banner across West Franklin Street, upon request of the Franklin Street Baptist Church. Mr. Schwab reviewed discussion by the Planning Commission relative to banner prohibition in the Zoning Ordinance and Council's policy relative to the erection of banners in the past. This matter will be further reviewed during the next Council Work Session, pending review and consultation with Municipal Attorney Robert Farquhar.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor