

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MARCH 4, 1985

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Charles Taylor
Councilmembers Jeffrey Siler
J. V. Stone
Bernard Samples
Brooks Compton
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Jon Bormet
City Planner Alan Schwab

Mayor Heintz and Mr. Kenning were excused from the first agenda item for discussion, due to a potential conflict of interest. Mr. Taylor presided.

Mr. Schwab reviewed for Council a Rezoning Request filed by Friendship Village of Dayton South, Inc., a change in zoning of approximately 15 acres of land from R-1 to Entrance Corridor zone classification. Along with this Application to the Planning Commission, a Conditional Use Application was filed to construct a fully developed life care retirement center for people 62 years and older for this property if the rezoning is granted. Mr. Schwab located the subject property on a map being situated on the east side of Marshall Road approximately 1,000 feet north of the southeast corner of Marshall and Whipp Roads. The City Staff recommended disapproval of this Rezoning Request to the Planning Commission based upon the following reasons:

1. The City Master Plan designates low density single-family residential land use for this land.
2. The City Policy Plan residential land use goal is to maintain the character of the community as predominately low density single-family residential.
3. Large tracts of undeveloped E-C zoned land exists within the City.
4. The granting of the requested rezoning would confer special privileges to the applicant that are denied other similarly situated properties in the area.

Mr. Robert Hadley, Attorney for Friendship Village, Mr. Henry Gathigan, Executive Director for Friendship Village and Mr. Earl Hayes, Architect for Friendship Village, were present for their review of this Application. Mr. Hadley identified Friendship Village as a "life care" retirement village which offers apartment type living for residents for the remainder of their lives. It also offers skilled nursing care when it is necessary so that the resident does not have to leave the community. The initial proposal for a three story building containing a total of 200 units has been reduced to a two story building with a total of 130 units. Mr. Hadley selected E-C zoning in order to protect the neighboring residents and the City of Centerville through

requirements and restrictions under this type zone classification. The Applicant agrees that if the zoning is changed as requested, and the Village is not constructed as proposed, that the zoning revert back to R-1 zone classification. Mr. Hadley believes that the density of Friendship Village would be only slightly higher than if the property was developed under its present zoning. He advised that this site was chosen because of its availability, size, interest to the elderly in the Centerville community and its nearness to a church.

Mr. James Hickey, Attorney representing residents in the neighborhood in opposition to this Rezoning Request, cited this development as high density; the highest and best use of this land is R-1 as indicated by the Centerville Zoning Ordinance and the Master Plan. He stated the resident's concern with potential traffic problems and drainage problems, they believe this tract of land is programmed for R-1 development.

Mr. William Ipe, 5713 King Arthur Drive, defined this property as the pinnacle of the area making this type development most visible.

Mr. Michael Gentile, 698 Essex Way, brought attention to the fact that surrounding homes are of one story construction in comparison to the proposed two or three story development.

Mr. Charles Goodwin, 5524 Brampton Road, does not believe that the size of the building fits into the concept of the neighborhood, it will change the uniqueness of the neighborhood.

Mr. James McMinn, 5680 King Arthur Drive, emphasized concern with potential traffic and drainage problems.

Mayor Heintz and Mr. Kenning returned to the Meeting at this time.

Mr. Schwab reviewed a request submitted by Hartzell Flowers, Inc., to locate a temporary garden center in the Centerville Place Shopping Center from approximately April 20 to June 25, 1985 as weather permits. The Plan submitted is identical to their use in 1984, which includes the area in the parking area southwest of the traffic light at the main entrance to the shopping center. The Planning Commission recommended approval of this temporary garden center from April 20, 1985 through June 25, 1985 subject to the condition that the proper permits be obtained from the City. Upon question of Mayor Heintz, Mr. Dave Shetman, representing Hartzell Flowers, guaranteed that there would be no port-a-jon located on the site of the center.

Mr. Schwab reviewed for Council a request submitted by Hidden Valley Fruit Farm to locate a temporary garden center in the Centerville Square Shopping Center, occupying the southwest corner of the parking area along Spring Valley Road; requested time being from April 15, 1985 through July 1, 1985. The Planning Commission recommended approval of this temporary garden center for the time period specified, subject to the condition that the proper permits be obtained from the City. Upon question of Mayor Heintz, Mr. Robert Ullrich, representing Hidden Valley Fruit Farm, advised that there will be no port-a-jon located on the premises.

Mr. Schwab reviewed an Appeal filed by Mr. Brian Afanador on behalf of Centre Engraving Company against the decision of the Board of Architectural Review to deny his Application to erect a ground sign in

the front of 269 North Main Street in the Architectural Preservation District. Proposed is a sign measuring 17.5 square feet per face for a total of 35 square feet. The City Staff recommended approval of this sign to the BAR subject to the following conditions:

1. The sign shall not exceed 15 square feet per face and 30 square feet in total area.
2. Lamp fixtures shall be subject to Staff approval.

The BAR objected to the size of the sign and the amount of information contained on the sign face.

Mr. Stone was excused from the Meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Bornet submitted to Council a revised Site Plan for the Centerville Mill, 7991 Clyo Road. This revision has been submitted to provide for the installation of a propane gas tank at the rear of the facility. The propane tank has been added to the currently approved Site Plan. It now appears that Mr. Willard Wilson, President of Centerville Mill, has met Council's conditions for approval as set forth during a previous Council Work Session Meeting. Council concurred that this item be placed on the next Council Meeting agenda.

Mr. Stone returned to the Meeting at this time.

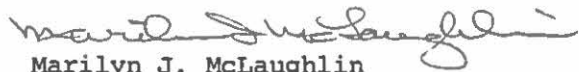
Mr. Kenning advised that he has met with all property owners except Acro Realty, relative to the extension of Clyo Road to Bigger Road. It appears that all are receptive to the project. He is currently pursuing their comments relative to cross-overs (access points) and to the pavement width. Mr. Kenning is discussing options with Montgomery County relative to water and sewer lines in the area in question.

Mr. Kenning reviewed the recommendation of the Planning Commission concerning the proposed Sign Ordinance for the City of Centerville. The following two recommended changes were forthcoming:

1. That the following sentence under C. Definitions, 1. Building Frontage: be changed as follows: "Corner lots and through lots shall be considered to have two (2) distinct and separate building frontages.", to read . . . "one (1) distinct and separate building frontage."

2. That the following be deleted from E. Prohibited Signs and Sign Characteristics: 1. Any sign or part thereof which is erected within or above a public right-of-way. This provision shall specifically apply to any sign conveying a commercial or a non-commercial message including a political sign."

Council concurred that the first change be made, and the second change not be made to the proposed Ordinance.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor