

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 9, 1995

Mr. Foland called the meeting to order at 7:30 P.M.

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. Peter McMahon; Mr. Jack Kostak; Mr. James Durham; Mr. Patrick Hansford.
Absent: Mr. Scot Stone. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner.

MOTION: Mr. Durham moved to excuse Mr. Stone from the meeting as he gave prior notice to the Planning Department. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of December 12, 1995, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 4-0-1 with Mr. Durham abstaining.

MOTION: Mr. Kostak moved to approve the Planning Commission minutes of December 20, 1995, Work Session, as written. Mr. McMahon seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Hansford abstaining.

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of December 20, 1995, Special Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Hansford abstaining.

COMMUNICATIONS

Mr. Schwab stated that the program for the American Planning Association conference was distributed to the members of the Planning Commission and should any member be interested in attending, he should contact the Planning Department as soon as possible.

PUBLIC HEARINGS

Christ Community Church - Rezoning from R-PD to O-S

Mr. Schwab reviewed the rezoning application submitted by Christ Community Church requesting rezoning of their 0.8098 acre parcel located at 6020 Bigger Road. The request is to rezone the parcel from Residential Planned Development, R-PD, to Office-Service, O-S. The surrounding land uses to this particular property are a funeral home to the north, vacant land (a multi-family residential project has been approved) to the south and east, and office uses to the west.

The Master Plan for the City designates this property for a professional office use.

The purpose of the O-S district is to locate offices, banks and facilities for institutional, governmental and personal services in suitable locations in which they can support community needs and serve as transitional areas between residential and commercial districts or between major thoroughfares and residential districts.

Mr. Schwab stated that this site is a transitional area bounded by residential to the south, office uses across Bigger Road to the west, and the funeral home use to the north which is in the City of Kettering and zoned commercially. He stated the request for Office-Service fits the stated purpose of Centerville's O-S zoning classification.

The applicant intends to sell this property, should it be rezoned, to hypnotherapists to use as their office for professional services and counseling in the existing buildings on the site. Mr. Schwab noted that if this rezoning application was approved by Council, a site plan would be reviewed by the City for parking, etc., for approval.

Staff recommended to approve the rezoning application as requested.

Mr. Foland opened the public hearing.

There being no speakers, the public hearing was closed.

Mr. McMahon stated that he did not object to the request.

Mr. Durham stated that this particular site was rezoned several months ago as a part of the rezoning application for Hills Developers at which time the city approved the rezoning from single-family to multi-family zoning.

Mr. Schwab explained that at the time Hills Developers requested the zoning change, they were in negotiations with the owner of the subject property to purchase it in whole or a portion of the property. He stated that the City informed Hills Developers that they would be unable to recommend a zoning change with one (1) parcel or part of that parcel remaining in a single-family residential classification. Staff encouraged Hills Developers to include the parcel in whole as part of their rezoning application.

Mr. Durham stated that he felt the parcel should be left residential as the business to the north in Kettering was a low-key use and this last parcel of land in Centerville should maintain the residential use to stay consistent with what is in Centerville as well as with the residential area in Kettering to the east.

Mr. Hansford asked if this parcel were rezoned to O-S, would it not still remain a "spot zone".

Mr. Schwab stated that he felt it would not be a "spot zone" since it was adjacent to the business use in Kettering and located across from office uses on Hewitt Road.

Mr. Kostak stated that the purpose of O-S in the Zoning Ordinance states clearly that it is transitional and felt that the proposal meets that intent.

MOTION: Mr. McMahon moved to recommend approval of the Rezoning application submitted by Christ Community Church, 6020 Bigger Road, as requested. Mr. Kostak seconded the motion. The motion was denied 2-3 with Mr. Durham, Mr. Foland and Mr. Hansford voting no.

There being no further business, the meeting was adjourned.

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