

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 22, 1994

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak; Mr. Robert Hosfeld. Absent: Mr. Stanley Swartz. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert Farquhar, City Attorney; Mr. Greg Horn, City Manager.

MOTION: Mr. Foland moved to excuse Mr. Swartz from the meeting as he gave prior notice to staff. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Hosfeld moved to approve the Planning Commission minutes of January 11, 1994, as written. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

City of Centerville - Rezoning from Washington Township PD-R to Centerville R-1c

Mr. Schwab excused himself from the meeting at this time due to a possible conflict of interest based on property he owns in the Rose Estates neighborhood which is within 500 feet of this property.

Mr. Feverston reviewed the application for rezoning of 390.958 acres of land owned by the City of Centerville. The proposal is to rezone the land from Washington Township PD-R, Planned Development Residential to Centerville R-1c, Single-Family Residential. The purpose of this rezoning is to allow the development of a single-family residential neighborhood to develop under City standards. The property is located east of Yankee Street and north of Social Row Road.

The existing land use includes the golf course land currently under construction and the vacant land to be developed as residential. The surrounding land uses are agricultural and vacant land to the north; residential and vacant land to the south; residential and vacant land to the east; and residential, the Dayton Power & Light substation and vacant land to the west.

Mr. Feverston stated that the current zoning on this property would allow 600 to 700 dwelling units to be constructed. The proposed zoning will allow 407 to 450 units to be developed on this site.

Staff recommended approval of the application as requested.

Mr. Stone opened the public hearing.

Mr. Greg Horn, City Manager, stated that the City has looked at this project for the last several months with input from David Jensen Associates and the Norris-Dullea Company as land plan consultants for the project. In review of the surrounding area, the feeling was that the best and most appropriate use for the land is as proposed and fits well with the Comprehensive Plan and, based on past zoning, will make a nice blend to the area.

Mr. Al Granato, 1488 Austin Road, asked what the cluster development would involve.

Mr. Feverston stated that clustering allows houses to be constructed on the more developable areas of the site and, therefore, unbuilt areas are clustered to create larger areas of open space.

There being no other speakers, Mr. Stone closed the public hearing.

MOTION: Mr. Foland moved to recommend approval of the Rezoning application to City Council as requested. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

City of Centerville - Rezoning from Washington Township PD-R to Centerville B-1

Mr. Schwab returned to the meeting at this time.

Mr. Schwab reviewed the application for rezoning of 11.75 acres of land owned by the City of Centerville. The proposal is to rezone the land from Washington Township PD-R, Planned Development Residential to Centerville B-1, Neighborhood Business. The purpose of this rezoning is to allow the development of a neighborhood business use to develop under City standards. The property is located east of Yankee Street and north of Social Row Road.

The existing land use is vacant land. The surrounding land uses are golf course and vacant land to the north; residential and vacant land to the south; vacant land to the east; and residential to the west.

Mr. Schwab reviewed some typical uses in a B-1 zoning district including beauty and barber shops, banks, sit-down restaurants and small retail convenience stores. Gas stations at a retail store and fast-food restaurants are not permitted in a B-1 district. The size of the building is restricted to 5,000 sq. ft. Mr. Schwab stated that there are no specific plans to develop this property at the present time, however, the City wants the zoning classification in place.

The land west of the site is either presently zoned industrial by the Township or is shown as industrial on the Township and County Master Plan.

Mr. Schwab reviewed the joint Master Plan for the City and the Township that was approved in the late 1960's by both governments which shows neighborhood/commercial on this corner and industrial west of this site. The current Township and County master plans show this corner as residential.

The staff recommendation in looking at the surrounding land uses and taking into consideration the work of the City's consultant, Norris-Dullea, on the master plan, is to approve the rezoning as requested.

Mr. Foland asked when the realignment of Social Row Road at Yankee Street would be constructed.

Mr. Schwab stated that the project is a joint project between the City and Montgomery County and will improve some of the bridges along Yankee Street and improve some of Austin Pike to the west. There will be a new 5-lane profile of roadway along the City's property and further to the east that will taper back to 2 lanes approximately in front of the Township Service Yard with minor improvements made to the curve in the roadway. The County has awarded a contract on this project with the construction to be completed this building season.

Mr. Stone opened the public hearing.

Mr. Greg Horn, City Manager, stated that the realignment project is greatly needed and will continue to be needed as this area of the community grows. Since there was land publicly owned in this area, Council felt it would be in the best interests of the surrounding landowners to locate the realignment on the City's property. What this project does is essentially separate the 11.75 acre parcel from the 466 acre project and put the City in the position of deciding what the best use of that land should be. Mr. Horn felt that the City's best use for this property would be to follow the guidelines in the Comprehensive Plan and go back to a neighborhood or convenience type of business district which could service the entire residential area.

Ms. Michelle Palmer, 1901 Indianhead Road, asked what uses would be permitted in a B-1 zoning district.

Mr. Schwab reviewed the various uses permitted in a B-1 district.

There being no other speakers, Mr. Stone closed the public hearing.

February 22, 1994

PC

Page 4

MOTION: Mr. Foland moved to recommend approval of the Rezoning application to City Council as requested. Mr. McMahon seconded the motion. The motion was approved 5-1 with Mr. Durham voting no.

There being no further business, the meeting was adjourned.

Scott A. Starbuck
3/8/94.