

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, June 29, 1993

Mr. Hosfeld called the meeting to order at 8:10 P.M.

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

Ameritech

Mr. Jim Leahy, Mr. Dan Edwards and Mr. Pat Mills, representing Ameritech, were present to review their proposal to construct a communications tower on the Bob Ross property located on Loop Road at SR 48.

Mr. Leahy stated that the Centerville area is in need of a tower to service this area. The tower must be placed within a one-half mile radius of the proposed location to give service to a 2-2.5 mile radius. Mr. Leahy stated that the first thing they do to try to establish a site is find an existing building that would meet their height requirements. In this case, the only building in the area would be the Bethany Lutheran Village tower where the Centerville Police Department has their antenna, but this tower would not meet the height standards of Ameritech. He stated that the search area was limited to this particular site and a second site which would be residential. He indicated that they typically like to locate their towers on industrial or business property to better fit the character of the surrounding uses. Mr. Leahy stated that the Bob Ross site better fits their needs as it is located in a business area and is centrally located in their search area map. He stated that their company is exempted in the Township from zoning approval as long as the property site is not residential. In this case, a location in the Township was not available that was not a residential use. At this time, this location was proposed and is now being submitted for the comments of the Planning Commission in a concept form. Mr. Leahy stated that the standards in the Zoning Ordinance provide 110 ft. for a tower in a business district and 150 ft. in an industrial district. The standards for the required setback are 110%. He indicated that their equipment would require a height of 150 ft. and the site would provide no setback along the east and south property lines. In order to meet the requirements of the Zoning Ordinance, they would have to have a site 340 ft. square and given the search area, it is basically impossible to find a site that would allow them to meet those standards.

Mr. Edwards reviewed the existing cell sites in the Dayton area.

Mr. McMahon and Mr. Stone agreed that they did not feel a change in the standards in the Ordinance should be made for one situation.

Mr. Edwards stated that the proposal site is the best as it could be constructed at the least amount of height and not create overlaps in the system. He stated that site would allow the best service with the least amount of impact on the surrounding areas.

Mr. Schwab explained that the standards in the Zoning Ordinance for tower heights were a result of a court case with Cellular One to located a tower on Thomas Paine Parkway. The case was settled out of court with the height to be permitted at 150 ft. When the Zoning Ordinance was adopted by Council, the 150 ft. height standard in industrial areas was written into the Ordinance to make the Cellular One tower conform to those standards should they have gone forward with its construction. He stated that perhaps some consideration should be given to changing the standards to allow a 150 ft. height standard in a Business Planned Development, B-PD zoning district. The setback requirement is a different matter which has been hotly debated all over the country.

Mr. Mills stated that the manufacturer of the tower has never had a tower fail as a result of wind.

Mr. Durham suggested that the Zoning Ordinance be changed to allow a maximum tower height of 150 ft. in a B-PD and to make the setback requirement more flexible as part of the Conditional Use application.

Mr. Hosfeld stated that he had a hard time rationalizing granting variances and making ordinance changes to allow this tower when the standards for signs on these same properties have been strictly enforced. He stated further that there are alternative solutions, however, this is the site that Ameritech wants to develop.

Mr. Edwards stated that the proposed tower is the base site for the impact on the community.

The consensus of the Planning Commission was to recommend an ordinance change to Council to allow a 150 ft. height standard in a B-PD zoning district.

Yankee Trace

Mr. Horn reviewed the site plan for Yankee Trace stating that the existing pond on the Miller Estate located on the west side of Yankee Street and owned by the City will become a multi-acre lake that will become the main feed lake for the course and will be pumping back through the system to keep the ponds on the course topped up. The Norris-Dullea Company has been working with the City to put together the zoning package, the density plans for the

course, etc. They are responsible for looking at the return on the investment by the City. They have been responsible for updating the housing study for the area, interviewing developers in the area, determining where to start the housing project based on the differences in utility and roadway extension costs and how quickly some of those monies can be recovered. The Norris-Dullea people feel that there has to be some kind of housing mix in order to accommodate the different type of housing that will provide a return over a 5 to 8 year absorption rate. Should the market change, with a basic \$200,000 to \$300,000 housing development, it could take 10 years or longer to complete.

Mr. Horn stated that the golf course will be an upscale 7,000 yard, 18-hole course, with all bent fairways. The tees and greens will be the best USGA mix. The 2-story clubhouse will provide 17,000 sq. ft. per floor, with the cart storage underneath the clubhouse. The clubhouse will be constructed with a limestone theme and a turned metal roof. The clubhouse will require a 1 year construction period. Mr. Horn stated that the construction of the course itself is approximately 6 weeks behind schedule with 2 months time to make it up. Mr. Horn stated that he was still confident that the seeding will take place this year.

Three-Mile Jurisdiction

Mr. Horn stated that during the Council's last retreat, the Council had decided to go forward with 3-mile jurisdiction. Approximately 4 months ago, it was discussed again and he stated he was in favor of 3-mile, however, staff was not. At that time, Council decided not to go forward with 3-mile. Mr. Horn stated that the Township is considering the concept of transitional zoning which would essentially put a ring of zoning around the City corporation lines that would continue the same type of zoning as in the City. As a result, the Township feels that this would distract developers and property owners from wanting to annex land into the City.

The Township is also proposing to reimburse fees to developers based on the difference of the County's fees. Mr. Horn indicated that there are legal questions in both of the proposals by the Township. These issues are the basis for reconsidering 3-mile jurisdiction.

Mr. Schwab stated that in the case of 3-mile jurisdiction, the township will approve the street layout and all zoning issues based on a Planned Development zoning. At that point, the developer will come to the City for approval with a plan that indicates certain conditions have to be met to be granted zoning approval and should

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the City have some objection to the layout, the developer will be the one in the middle of the situation. He stated that if the City recognizes 3-mile jurisdiction, there would be no reason for developers to want to annex to the City since the City would be providing the inspection services that they want.

There being no further business, the meeting was adjourned.

A. H. [Signature] 7/15/93