

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Tuesday, June 3, 1986

Mr. Tate called the meeting to order at 9:00 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Dave Hall; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mr. Robert Chappell; Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Assistant City Planner; Mr. Steven King, Administrative Assistant; Mr. Mike Haverland, Administrative Intern.

COMMUNICATIONS

Americana Festival, Inc. - Temporary Signs

Mr. Schwab reviewed a request by Americana Festival, Inc., to place two (2) 4 ft. by 8 ft. signs, 6 ft. in height, to advertise the Soap Box Derby event as well as to inform the public that Bigger Road will be closed for this event on Sunday, July 6, 1986. One (1) sign will be placed on Bigger Road near Alex-Bell Road, and the second sign will be on Bigger Road near the northern Corporation Line. The period of time for the signs to be posted will be two (2) weeks in advance of the event.

MOTION: Mr. Chappell moved to approve the request by the Americana Festival, Inc., as submitted for the two (2) temporary signs to be 4 ft. by 8 ft. in sign area, not to exceed 6 ft. in height, for a period of two (2) weeks prior to the event. The signs shall be removed no later than July 7, 1986. Mr. Hosfeld seconded the motion. The motion was approved 6-0-1 with Mr. Hall abstaining.

OLD BUSINESS

An Ordinance Enacting Revised Zoning Districts And Regulations For The City Of Centerville, Ohio, In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code. Also, This Ordinance Repeals Ordinance No. 15-61, The Zoning Ordinance Of Centerville, Ohio-1961 And All Amendments Thereto.

Mr. Tate explained that each issue as discussed in the Work Session will have a separate motion to determine the recommendation by Planning Commission to be included in the Zoning Ordinance. At that point, a final motion will include those recommendations to be forwarded to Council for their consideration.

MOTION: Mr. Hall moved to leave the proposed R-PD zoning on the existing E-C zoning along South Main Street (SR 48) as recommended by the Zoning Task Force. Mrs. Simmons seconded the motion. The motion was approved 5-2 with Mr. Looper and Mr. Tate voting no.

MOTION: Mr. Hall moved to modify the multi-family density requirement from 6 to 8 dwelling units per acre. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to include the Park District recommendations to the Zoning Ordinance. Mr. Simmons seconded the motion.

Mr. Looper asked if all of their recommendations were included in the motion.

Mr. Hall withdrew his motion and Mrs. Simmons her second based on some minor language changes the Park District suggested.

MOTION: Mr. Hall moved to approve the Park District recommendation pertaining to permit lot reduction on a percentage basis rather than a fixed amount, limiting width reduction of a lot to the same percentage the lot is reduced in area, substitute the language properly served for close proximity, permit a fee-in-lieu dedication, excluding the Park District recommendation pertaining to residential minimum lot size and maximum density. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to delete the parking restrictions of recreational vehicles. Mrs. Simmons seconded the motion. The motion was approved 5-1-1 with Mr. Looper voting no and Mr. Swartz abstaining.

MOTION: Mr. Hall moved to require a 100 foot buffer strip between residential zones and B-PD, I-PD and O-PD districts. Further, the Davis property along Loop Road shall be zoned B-PD rather than B-2. The language shall be modified in the Zoning Ordinance that would leave any buffer strip in its natural state. Mrs. Simmons seconded the motion. The motion was approved 5-2 with Mr. Looper and Mr. Hosfeld voting no.

Mr. Kenneth Hahn, 311 South Village Drive, stated that if a buffer strip is allowed to be disturbed for vehicular access, the purpose of the buffer strip is defeated.

MOTION: Mr. Hall moved to restrict vehicular access across a buffer strip in B-PD and I-PD from residential zoned districts. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to leave the proposed R-PD classification for the St. Leonards property as recommended by the Zoning Task Force. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to modify the proposed B-PD and R-3 boundary along existing Whipp Road at Wilmington Pike to accommodate the realignment of Whipp Road. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

MOTION: Mr. Hall moved to modify the Sign Section of the Zoning Ordinance to include the recommendation by staff to allow wall signs on that portion of the roof that is considered to be on the same plane as the wall. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

FINAL MOTION: Mr. Hall moved to recommend approval of the Zoning Ordinance to Council with the following conditions:

1. The multi-family density requirement shall be modified from six (6) to eight (8) dwelling units per acre;
2. The Park District recommendations be included pertaining to permit lot reduction on a percentage basis rather than a fixed amount, limiting width reduction of a lot to the same percentage the lot is reduced in area, substitute the language properly served for close proximity, permit a fee-in-lieu dedication; excluding the Park District recommendation pertaining to residential minimum lot size and maximum density;
3. The parking restrictions pertaining to recreational vehicles shall be deleted from the Zoning Ordinance;
4. A 100 foot buffer strip between residential zones and B-PD, I-PD and O-PD shall be required. Further, the Davis property along Loop Road shall be zoned B-PD rather than B-2. The language shall be modified in the Zoning Ordinance that would leave any buffer strip in its natural state.
5. Vehicular access shall be restricted across a buffer strip in B-PD and I-PD from residential zoned districts.
6. The proposed B-PD and R-3 zoning boundary along existing Whipp Road at Wilmington Pike be modified to accommodate the realignment of Whipp Road.
7. The Sign Section of the Zoning Ordinance be modified to include the recommendation by staff to allow wall signs on that portion of the roof that is considered to be on the same plane as the wall.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the work session was adjourned.

