

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 31, 1982

Mr. Tate called the meeting to order at 7:30 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Brian Bergsten, Mr. Robert Chappell, Col. Stanley Morrow. Absent: Mrs. Marian Simmons. One current vacancy exists on the Planning Commission. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Planner; Mr. Jon Bormet, Administrative Assistant; Mr. Jim Schneider, Centerville/Washington Park District.

Approval of minutes of July 27, 1982, Planning Commission Regular Meeting:

MOTION: Mr. Chappell moved to approve the Planning Commission minutes of July 27, 1982, as written. Mr. Horvath seconded the motion. The motion was approved 4-0-1. Col. Morrow abstained.

Approval of minutes of June 29, 1982, Planning Commission Regular Meeting:

MOTION: Mr. Horvath moved to approve the Planning Commission minutes of June 29, 1982, as written. Col. Morrow seconded the motion. The motion was approved unanimously.

COMMUNICATIONS

Mr. Schwab introduced Mr. Jon Bormet, the new Administrative Assistant, to members of Planning Commission and those persons in attendance of the meeting.

Mr. Schwab stated that one late agenda item was received which does not appear on the agenda. A proposed site plan amendment for Voss Chevrolet will be reviewed as the last item on the agenda.

Mr. Schwab stated that the representatives from McDonald's have requested that the proposed site plan amendment be tabled until the regular Planning Commission meeting of September 28, 1982.

MOTION: Mr. Horvath moved to table the proposed site plan amendment for McDonald's until September 28, 1982 at 7:30 p.m. as requested by the representatives of McDonald's. Mr. Chappell seconded the motion. The motion was approved unanimously.

Burton, Catherine - Lot Split

Mr. Schwab made a slide presentation of the proposed lot split for Lot #98 in Southbrook Manor, Section 3. The zoning on the existing parcel is R-3 which allows single and double family residential uses. The request is to divide an existing double-family residential dwelling unit into two single-family dwelling units with a common zero side lot line. The existing lot size is 15,943 sq. ft. The proposed lot split would create two separate parcels, one being 8,407 sq. ft. and the other being 7,535 sq. ft. The R-3 zoning classification requires that the minimum area be 15,000 sq. ft., the minimum width be 100 ft., and the minimum side yard be 10 ft. Additionally, there is a minimum lot area requirement of 7,500 sq. ft. per

dwelling unit. What the Zoning Ordinance allows in a R-3 district is a one single-family dwelling unit or one two-family dwelling unit. The two-family dwelling unit would then be in common ownership with either one or both units of it leased to another individual.

Mr. Schwab stated if the split is approved each lot will meet the 7,500 sq. ft. per unit requirement, although it will not meet the 15,000 sq. ft. area requirement, or the side yard requirement should a new lot line be created between the two units.

Mr. Schwab stated in considering the unusual nature of this request in terms of the zoning, it would seem that the existing situation versus the proposed situation would have very little effect other than executing deeds, there will have to be some type of covenants between the two owners to provide for maintenance and uniformity between the decoration of the exterior of the structure.

Staff recommends approving the lot split and leaving it up to the private parties to work out whatever covenants they feel are needed to cover their rights on their respective properties.

Mr. John Judge, representing the owner, stated that he is in attendance of the meeting to request the split of the lot as presented by Mr. Schwab. He stated that the duplex lends itself very readily to two owners. It is the intent in the restrictions of the deed to maintain the structure as one building so it lends itself more to the neighborhood. By splitting the residences, it makes it more affordable for ownership for more people. He stated they feel this is very desirable because home ownership generally generates better care of the property than renters. Mr. Judge stated if there are any questions as to the intent of the split, he would answer them or of Mrs. Burton who is also in attendance.

MOTION: Mr. Bergsten moved to approve the lot split request by Catherine Burton as requested. Mr. Chappell seconded the motion. The motion was approved unanimously.

PUBLIC HEARINGS

Clark-Greimann Development Corp. - Rezoning from R-1 to R-2

Mr. Schwab made a slide presentation of the proposed rezoning of 20 acres of land located south of Centerville Station Road and east of Southbury Drive. The proposal is to rezone the area from R-1, single-family residential 20,000 sq. ft. lots to R-2, single-family residential 15,000 sq. ft. lots. He pointed out that there is one small parcel south under another ownership and the remainder of the land south to the corporation line has been recently acquired by the Centerville/Washington Park District. The surrounding land uses to the property in question are residential, vacant, agricultural and park land.

Mr. Schwab stated that when Black Oak South was developed, Forest Field Park was dedicated to the Park District as part of that development. The dedication of that park allowed lot reductions to occur in the Black Oak South subdivision. There is a density bonus of 2,500 sq. ft. per lot on the average overall, if park land above five acres is dedicated and for each lot reduced above the minimum lot standard an equivalent amount of land is added to the park land. This being the situation in the Black Oak South subdivision, the average lot size in Black Oak South is 18,700

to over 20,000 sq. ft. He stated that the bulk of the lots abutting the land in question are 15,000 sq. ft. lots. In review of the Comprehensive Plan, the area has been developed according to the intent.

Mr. Schwab stated in reading over the arguments for rezoning as well as looking at the character of the land, and what the Comprehensive Plan proposes for the land, it would seem that the arguments for granting this rezoning are mostly economic and demographic. The applicant is stating that in these economic times and with smaller family sizes, large lots are no longer what people can afford or what they want. Staff feels that even though these are arguments to consider, they are not arguments unique to this particular piece of property. Granting of this rezoning would confer special privileges to this property owner that are denied other similarly situated R-1 zoned property. It is, therefore, the recommendation of staff to deny the rezoning application.

Mr. Schwab stated that two points should be noted. He stated that Planning Commission should consider the economic and demographic arguments presented by the applicant as they are important points to consider. The other point is that if one were to favor these arguments in terms of permitting a slightly different type of housing unit for this particular land, the proper way to address concerns over those points is to have a slight reduction in some of the requirements for residential lots. This could be achieved, for example, by perhaps reducing the lot size to 17,500 sq. ft. and adjusting some of the other lot sizes to address some of these economic and demographic concerns that seem to be realities we are going to have to deal with in the next 20 years.

Mr. Vic Greimann, owner of the property, stated he has been in residential building and developing in the south of Dayton area over 36 years. Much of the development done has been in custom design, quality single-family homes. He stated that their largest development in the Kettering area has been the Marinole Park development which has single-family lots ranging from 14,000 sq. ft. to 18,000 sq. ft. Homes in that area range to nearly \$400,000 selling price. He stated that they feel that property values are not determined strictly by lot size. Quality of design, quality of landscaping, a nice mix of design, and quality construction are more important than lot sizes. He stated that usually the larger lots are harder to sell. Mr. Greimann stated there is a need to look at the whole structure of zoning to face the realities of the 1980's. In looking at today's family, people would rather have a smaller yard to maintain and perhaps have more landscaping for more luxury. He stated that a good reason for asking for a R-2 zoning which provides smaller lots is the fact that the property abuts 17 lots in Black Oak South which are 15,000 sq. ft. or less. When the property in question is developed, it would be more in line with the only subdivision it will abut. Mr. Greimann stated one of the reasons for the big lots was in order to provide room for children to play. With the proximity of the property to the park, there are adequate facilities for children to play within easy walking distance. He pointed out that more residences in the subdivision would result in more tax dollars that would be realized if it were developed at a less dense zoning. He stated that people must realize that the housing industry is in a crisis. It will never be the same again. If we want some sensible growth to start again, a reduction in lot sizes is one thing that has to be looked at. He stated that a zoning change will in no way be a detriment to any adjoining properties.

Mr. Gene Brown, Miami Engineering, stated that he had done some preliminary layouts for the 20 acres of land in question. If it were developed as R-1, there would be approximately 26 lots. Should the rezoning be approved, the R-2 would allow approximately 35 lots. Mr. Brown stated that their literature indicates that there is a trend towards smaller lots, and the need seems to be in that direction.

Mr. Jack Sheeley, Home Builders Association, stated that the national trend for housing is going to smaller lots, but better housing. He stated statistics emphasize that we not only have to do a better job of using our land, but do a better job of building. He stated by granting this rezoning, this would be an opportunity to build top-quality single-family homes on lots that are generally accepted in the area of Centerville.

Mr. Tate opened the public hearing.

One of the residents of Black Oak South asked if those in attendance could look at the preliminary layout for the residential development.

Mr. Greimann and Mr. Brown reviewed the preliminary layout with the residents and discussed their concerns among themselves.

There being no comments from the citizens in attendance, Mr. Tate closed the public hearing.

Mr. Tate stated that although smaller lots are the coming trend, the City has within their Ordinance a mechanism used by other developers in the area to reduce lot sizes and that is to dedicate land to the Park District. He stated at this point, there is no reason to change the zoning.

Mr. Greimann stated that the land was purchased in 1970 with the promise of Montgomery Sanitary Department that within 2-1/2 years, the sewer would be extended to their property. He stated during that time, the Park District purchased that property making that trunk line unnecessary. He stated that last fall, he had the sewer extended from Washington Creek at a cost of \$50,000 to him. He stated this was brought about because of an unforeseen situation as the Park District acquired land between his property and the existing sewer lines. He stated they have had the land for 12 years and finally have sewer to it. The sewer was obtained the hard way and Mr. Greimann stated that he feels they have more than paid their dues to the Park District.

Mr. Schneider stated that Forest Field Park was purchased at a time when no future development was foreseen. The Park District was not opposed to granting easements, but unfortunately when federal dollars are involved, sewer easements cannot be granted. It was not an intentional purchase to cut off sewer from the area. He stated that the Park District would be willing to work with the developer to work out some means of park dedication in exchange for lot reduction should the Planning Commission deny the rezoning request.

Mr. Horvath stated that the original concept of lot reduction with park dedication is a good concept. He stated that all the zoning in that area is R-1 and it would appear as spot zoning if it were changed to R-2 in that one area. If changes of this sort are going to be made, then the R-1 density should be reevaluated.

One of the citizens from the audience asked if the rezoning could be approved subject to the development of the basic plan as proposed.

Mr. Farquhar stated that the only thing that can be considered is the rezoning.

MOTION: Mr. Horvath moved to deny the rezoning request as submitted by the Clark-Greimann Corporation. Mr. Bergsten seconded the motion. The motion was approved 4-1. Mr. Chappell voted no.

Mr. Tate stated that the decision of the Planning Commission could be appealed to City Council and Mr. Greimann was informed of the procedure by Mr. Farquhar.

OLD BUSINESS

Hartford House Apartments (formerly Swaim Parish) - Site Plan

Mr. Schwab stated that between the time that Planning Commission made a recommendation of denial on the 8-unit site plan for Hartford House Apartments, the applicant submitted a revised 6-unit site plan to be considered by Council. Council's feeling was that they preferred a recommendation from the Planning Commission which is the reason why Planning Commission is again reviewing this site plan.

Mr. Schwab made a slide presentation of the proposed site plan for Hartford House Apartments located at 179 North Main Street in the APD. The request is to construct a 6-unit apartment building. The permitted density on the property is 5.5 dwelling units per acre. The revised site plan proposes 8.5 dwelling units per acre. The parking was moved along the access drive to the north end of the proposed building. The rear yard requirement is shown at 30 ft. which would meet the requirements of the Ordinance.

Staff recommends approval of the site plan with the following conditions:

1. Brick sidewalks be installed along North Main Street for the entire 2.1 acre parcel.
2. Final grading plan and storm water drainage plan be submitted, and approved by the City Engineer.
3. An easement be obtained for storm water connection to the northern property owner's storm water tile.
4. A fire hydrant be installed at a location approved by the Washington Township Fire Department.
5. The two easternmost proposed buildings along North Main Street (SR 48) not be considered approved as part of this application.

Mr. Horvath stated it is his feeling that the applicant has made every effort to meet the requests of the Planning Commission.

MOTION: Mr. Bergsten moved to recommend approval to Council of the site plan for Hartford House Apartments with the following conditions:

1. Brick sidewalks be installed along North Main Street for the entire 2.1 acre parcel.
2. Final grading plan and storm water drainage plan be submitted, and approved by the City Engineer.
3. An easement be obtained for storm water connection to the northern property owner's storm water tile.
4. A fire hydrant be installed at a location approved by the Washington Township Fire Department.
5. The two easternmost proposed buildings along North Main Street (SR 48) not be considered approved as part of this application.

Mr. Chappell seconded the motion. The motion was approved unanimously.

NEW BUSINESS

Voss Chevrolet - Site Plan Amendment

Mr. Schwab made a slide presentation of the proposed site plan amendment for Voss Chevrolet located at 100 Loop Road. The zoning on the property is B-2, Roadside Business. The request is to construct approximately 1,600 sq. ft. of showroom onto the existing building to the east. The existing parking has more than 138 spaces. The required number of parking spaces for the site is 25 spaces. No additional lighting fixtures are proposed as a part of this application.

Staff recommends approval of the site plan amendment for Voss Chevrolet as submitted.

MOTION: Col. Morrow moved to recommend approval to Council of the site plan amendment for Voss Chevrolet as submitted. Mr. Bergsten seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a council member, is written in the bottom right corner of the page.