

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Tuesday, May 15, 1979

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Francis Cash, Mr. Dallas Horvath, Mr. Roland McSherry, Mr. Bernard Samples, Mrs. Marian Simmons. Absent: Mr. Brian Bergsten. Also present: Mr. Alan C. Schwab, City Planner; Mr. Joseph S. Minner, Administrative Assistant.

Mr. Tate stated that he thinks it is time that if a member of the Planning Commission cannot attend the meetings, he should resign. We are having meetings with only three (3) members present.

Mr. Cash asked if it should be done as City Council handles it--with excused absences.

Mr. Tate stated that he does not think that would be a good situation to get into with Planning Commission. He stated that at one time there was a set of rules for the Planning Commission to follow. At this time, no one can find them. Since this is the case, Mr. Tate stated that a new set of rules should be written and adopted by the Planning Commission.

Mr. Horvath stated that also during a meeting, after a motion is given by a Planning Commission member, the public hearing is closed and there should be no further discussion from someone other than a board member unless he is recognized by the Chairman.

Mr. Cash asked Mr. Schwab if he had a draft set of rules for the Planning Commission that would be available.

Mr. Schwab stated yes.

Mr. Cash asked Mr. Schwab to get some copies of these drafts to the members of the Planning Commission and possibly start recommending which ones might be adopted.

Mr. Tate stated that this is long overdue. The attendance has not been what it should be for a long time.

MOTION: Mr. Horvath moved to have staff provide the Planning Commission with alternative rules for the Planning Commission and have them to the Planning Commission by the next meeting. Mr. McSherry seconded the motion. The motion was approved unanimously.

SETTING OF PUBLIC HEARINGS

The following items were set for public hearings on Tuesday, May 29, 1979 at 7:30 p.m. in the City Building:

Cochran, Virgil L. and Ruth H.; Mallot, Crystal E. - Variance on Side and Rear Yard Requirements

Location: 912 East Franklin Street

AN ORDINANCE AMENDING ORDINANCE NO. 15-1961, THE ZONING ORDINANCE BY DEFINING PROMOTIONAL DEVICES AND PROHIBITING THEIR USE IN ALL ZONING DISTRICTS.

COMMUNICATIONSRevere Village Apartments - Landscaping Sign

Mr. Scott Kowalczyz, property manager for the company that owns Revere Village Apartments, stated that he has a proposal to clean up and beautify the area that was once a dumping ground on the west side of SR 48. He stated that this area would be regraded and filled in with white crushed rock and low dense evergreens. It will be strictly natural fibers and crushed rock. It will only be visible during the daylight hours.

Mr. Horvath stated that his only comment is that you have to be careful with crushed rock because of the maintenance of the weeds.

Mr. Kowalczyz stated that a heavy duty weed killer will be used, then a heavy plastic will be the base for the rock.

Mr. Tate stated that this will require a variance for the sign. The Planning Commission agreed that a more detailed application should be filed as soon as possible.

UNFINISHED BUSINESSAlex Investment Company - Rezoning from R-O-I to R-4

Mr. Schwab reviewed the rezoning request that was tabled at the Planning Commission meeting on April 24, 1979. He stated that the area to be rezoned from R-O-I to R-4 is located on the southwest corner of Alex-Bell Road and Clyo Road. He stated that due to the topography on the site, the area is not at all conducive to industrial development. At the present time, Centerville has 9-10% of its land zoned industrial. Of that 9-10%, only about 2% is developed. The total community is about 75% to 80% developed. Mr. Schwab stated that it is his opinion that with the amount of vacant land in the City, we are overzoned industrial.

Mr. Schwab stated that the current R-O-I section of the Zoning Ordinance is inadequate in the buffer strip that would be required. According to the Comprehensive Plan, there is a 100 foot wide buffer strip of vegetation. Under the requirements of the R-O-I district, there is only a 20 foot strip of bushes four to eight feet high required. He stated that he does not think that is the intent of the Comprehensive Plan with single family on the other side of the road. The land that is zoned R-4 in the City is almost completely developed. Since the land is not conducive to industrial zoning, to rezone the area R-4 would be a gradual transition to what is already developed in the adjacent area.

The Planning Commission expressed much concern as to the development of this property. They stated that they would like to maintain some type of control as to how this property can develop.

Mr. Schwab pointed out that the City does not have a special use classification in the Zoning Ordinance to do this.

Mr. McSherry commented that the industrial zoning, when developed, would provide a tax base to the City. He stated that if the area is zoned residential, we would lose those taxes. He stated that most of the property taxes now go to the school district and people do not realize it. By rezoning this area to R-4, you create a situation where more children will be attending the schools which will in turn create a need for more money for the school district. He stated if the City needs more tax dollars an additional income tax will have to be asked for. Mr. McSherry stated that what he is trying to point out is that maybe it isn't bad to have a large amount of industrial zoned land--maybe that was the intent originally.

Mr. McSherry and Mr. Cash expressed the desire for the area to be developed as a PUD so there would be some control on the mix of buildings to be constructed.

Mr. Bob Stern, developer, stated that would not be possible because of the time involved each time a unit was sold. He stated he cannot tell the Planning Commission what kind of mix the project would have because he does not know what the demand will be.

Mr. McSherry asked what kind of time frame would be involved.

Mr. Schwab stated approximately two or three months. Because a PUD is a conditional use, each unit would have to be reviewed but not necessarily one at a time.

Mr. Cash stated that the way he interprets the Ordinance, the only way the area can be developed is through a PUD. He stated that because the twenty-five acre tract is one lot and it is not being subdivided, a PUD must be submitted and approved to allow the development as it is being discussed.

Mr. Tate stated that an overall preliminary plan could be approved with a mix of styles. Should the plan have to make a major deviation from what was approved, an amendment can be reviewed by staff.

Mr. Cash stated that he would like to have Mr. Farquhar advise staff as to how much flexibility the developer would legally have.

MOTION: Mr. Cash moved to recommend approval to Council of the rezoning request from R-O-I to R-4 as presented. Mr. Horvath seconded the motion. The motion was approved unanimously.

#### Architectural Preservation Ordinance

Mr. Tate stated that the Clerk of Council had notified him by letter that Council is sending the A-P Ordinance back to Planning Commission in order to incorporate some changes. He stated that these changes are to be made as soon as possible and returned to Council.

#### Joint Zoning Document for Centerville and Washington Township

Mr. Horvath stated that the Joint Zoning Committee has come up with a proposed work program to develop a single zoning document for the City and the Township. He stated that they have met with Montgomery County staff and they seem to feel that this program will work. The proposed work program is outlined as follows:

Proposed Work Program:

1. Review Centerville Ordinance.
2. Review Washington Township Resolution.
3. Draft a single table of contents identifying proposed zoning district classifications, and general and special regulations in a format similar to the Montgomery County Zoning Resolution, Articles 5 through 48.
  - A. To be reviewed and accepted by Joint Zoning Committee.
  - B. To be reviewed and accepted by Joint Zoning and Planning Bodies.
  - C. To be reviewed and accepted by Trustees and Council.
4. Compile a proposed list of common definitions incorporating all elements of the future single document.
  - A. To be reviewed and accepted by Joint Zoning Committee.
5. For Each Classification:
  - A. Develop a comparative analysis of each district (see attachment 1, C chart). To be approved by Joint Zoning Working Sub-Committee.
  - B. Draft individual district regulations similar to Montgomery County, Articles 5 through 30. To be approved by Joint Zoning Working Sub-Committee.
    1. Zoning and Planning Bodies to review and make comments.
6. Develop a comparative analysis of general and special regulations followed by drafting of a set of proposed composite regulations similar to Montgomery County, Articles 31 through 48.
  - A. To be reviewed and accepted by Joint Zoning Committee.
7. Prepare two separate administrative chapters similar to Montgomery County, Articles 1, 3 and 4; one for each jurisdiction (visual identification).
  - A. To be reviewed and accepted by Joint Zoning Committee.
  - B. To be reviewed and accepted by Joint Zoning and Planning Bodies.
  - C. To be reviewed and accepted by Trustees and Council.
8. Identify areas of existing weaknesses to suggest possible improvements in order to provide a more effective document.
9. Using base map provided by Joint Zoning group, prepare a composite map including both jurisdictions with appropriate accepted color legend.

MOTION: Mr. Horvath moved that the Centerville Planning Commission recommend to the City Council that a written agreement between the City and Montgomery County Planning Commission be signed establishing Work Program guidelines and procedures. This Work Program is attached and recommended by the Joint Zoning Committee. The City staff shall draft a report to formalize the written agreement. Mr. Cash seconded the motion. The motion was approved unanimously.

There being no further business, the meeting was adjourned.



Project to be Undertaken by  
Montgomery County Planning Commission

The eventual goal of this project is to provide a single effective working zoning document to serve the needs of Washington Township and the City of Centerville.

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3/31/81  
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