

CENTERVILLE PLANNING COMMISSION  
Minutes of Meeting Held  
January 10, 1978

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

Those in attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Robert Hopperton, Mr. James P. Hickey, Mr. Jeffrey T. Siler, Mr. Roland McSherry. Also present: Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Law Director; Mr. John C. Levermann, Assistant City Manager; and Mr. Garth L. Reynolds, City Planner.

Mr. Schottmiller moved to approve the minutes of the November 28, 1977 Planning Commission meeting as written. Seconded by Mr. Siler. Approved unanimously.

Mr. Siler moved to approve the minutes of the December 13, 1977 Planning Commission meeting as written. Seconded by Mr. Schottmiller. Approved. Mr. Hickey and Mr. Hopperton abstained.

SETTING OF PUBLIC HEARINGS

Mr. Reynolds said that although the sign ordinance is shown on the agenda to be set for public hearing, he would like to have a workshop session with the Planning Commission first in order to review the ordinance at some length.

Mr. Reynolds said he would also like to review miscellaneous properties for city initiated rezoning at the workshop.

Mr. Tate set a workshop session for January 17, 1978 in the law library to discuss the above items.

COMMUNICATIONS

Mr. Reynolds announced the City of Dayton is now supporting the continuation of I-675 and will keep the Commission advised of future developments.

Mr. Reynolds stated the staff is reviewing the existing thoroughfare plan and will be presenting their findings to the Planning Commission in late January or early February.

Mr. Reynolds commented the city initiated rezoning to be reviewed at the workshop will begin to convert Washington Township zoning within the City of Centerville to the appropriate Centerville zoning classifications. These rezonings should begin in late January or early February.

The staff is compiling a data file system based on the recently completed housing survey to make the information readily available.

PUBLIC HEARINGSCenterville Square - Variance on Sign Area and Location

Mr. Reynolds stated the applicant, located at the northwest corner of Spring Valley Road State Route 48, wishes to erect a free standing sign which would contain 80 square feet of signage and would be located 16-1/2 feet from the right-of-way. The height of the actual sign is 16 feet, with the main post extending an additional 2 feet. Code allows 50 square feet, or 25 square feet per side, and 25 feet setback from the right-of-way.

Mr. Reynolds showed slides of the sign which showed one section identifying the shopping center and the lower section identifying Winters Bank. The upper portion had a brown background while the lower section was done in black on white background. He showed the post for the sign is actually 24-1/2 feet from the right-of-way. The bank is entitled to a free standing sign of 50 square feet and the shopping center could have one 50 square feet also, according to code; however, the applicant and the bank have agreed to go together, for aesthetic reasons, and are proposing the one free standing sign as shown. The changes which are planned from the slide are to make the lettering uniform, as in the Winters portion, and to change the background to brown on the Winters portion.

Mr. Jack Hutton, developer, said they changed the lettering and background to be consistent. He added the sign will be internally lit; however, they prefer the exterior lighting. Mr. Hickey said he prefers the external lighting as well.

The representative from Blommel Sign who prepared the design said the background was changed to brown so when the sign is lit all that shows is the lettering and the rest is black.

No speakers for or against.

Mr. Hickey moved to approve the sign and setback variances requested by Centerville Square. Seconded by Mr. Schottmiller. Approved unanimously.

UNFINISHED BUSINESSWashington Creek Three

Mr. Reynolds advised this item is still tabled.

NEW BUSINESSGreenbrier Commons, Sec. 1-B - Record Plan

Mr. Reynolds showed slides of the property located north of Alex-Bell Road and west of Bigger Road consisting of 4.8 acres and zoned Entrance Corridor. He said the Planning Commission reviewed and approved the record plan some time ago, but the approved record plan was never filed with the County and time has elapsed so the applicant is requesting the plan be approved again.

Mr. Reynolds said the plan has been amended to add a section of land to Lot #3 and have taken off Lot #4 from Lot #3.

Mr. Archdeacon, for the applicant, said the recreational area was changed to conform to the condominium documents. The original record plan showed the area as one lot.

Mr. Hickey said he had a call from Mr. Martin, a homeowner, and he is opposed to it. He asked if the homeowners have indicated they are opposed to this plan. Mr. Reynolds said the City is not required to notify the homeowners when a replatting occurs; however, he tried to return Mr. Martin's call and could not reach him.

Mr. Hickey asked if the area added to Lot #3 equals the section deleted. Mr. Archdeacon said the recreational area was never defined on the original record plan but was shown as one lot. This area is now defined on the revised record plan under review now.

Mr. Hickey asked what Lot #4 would be used for and Mr. Archdeacon said it will be held in abeyance for now and probably will be part of some future development.

Mr. Siler moved to approve the amended record plan of Greenbrier Commons, Section 1-B, as presented. Seconded by Mr. McSherry. Approved unanimously.

#### Rose Estates, Section 13 - Record Plan

Mr. Reynolds showed slides of the location and site of this 9.76 acres zoned R-1 and consisting of 20 lots. The site is located west of Sheehan Road between Spring Valley Road and Social Row Road in Centerville. Section 13 abutts one of the first sections developed in Rose Estates. This record plan shows Village Square and Shawnee Trail being continued, existing sidewalks being continued to carry out the existing sidewalk plan for Rose Estates. Sheehan Road has sidewalks on both sides, and Shawnee Trail has a sidewalk on one side only.

Mr. Lapsin, for the developer, was present but had no comments.

Mr. Schottmiller moved to approve the record plan for Rose Estates, Section 13, with sidewalks to be continued on Shawnee Trail and Sheehan Road as they presently are. Seconded by Mr. Siler. Approved unanimously.

#### Polo Club Estates, Section 2 - Record Plan

Mr. Reynolds showed slides of the record plan for this 20.9 acres zoned Washington Township R-4, consisting of 32 lots, located on the east side of S. R. 48 and south of Nutt Road at Atchison Road. All park and thoroughfare requirements have been met. Park District wants an easement into the park but that is not finalized yet. Sidewalks are shown on both sides of the street.

Mr. Ed Read, Miami Engineering Co., stated Section 1 was approved in June, 1977 and is under construction. Most of the streets and underground facilities are in and the applicant is wondering why they will have to put sidewalks in on both sides. Since their plan was approved and they were told they would have to put them in, apparently the Commission's thinking has changed since other developers have been permitted to put sidewalks in on only one side. The applicant would like a variance for sidewalks, not only on Section 2, but Section 1 which was approved some time ago.

Mr. McSherry said he saw the need for sidewalks when kids were waiting for buses, especially on extremely snowy, cold days, so they would be away from the streets. Mr. Tate said the projects which may have received an allowance for sidewalks would have been older ones, such as Rose Estates, which were started before the sidewalk codes were revised and the Commission is just maintaining continuity throughout the project but the overall trend is set by City Council and they insist on sidewalks on both sides of the street.

Mr. Read cited Rahn Woods Estates as a recently approved project for sidewalks on one side and Mr. Tate said the other phases of this project were developed with sidewalks on one side only and the Commission was staying consistent with that project.

Mr. Hickey moved to approve the record plan for Polo Club Estates, Section 2, as submitted, with sidewalks on both sides of the street, subject to a bond being set of \$142,150 and inspection fee of \$457.70 being paid. Seconded by Mr. McSherry. Approved unanimously.

#### Pizza Hut - Roof Lighting

Mr. Reynolds said the Pizza Hut plan was approved showing high pressure sodium lights being used on the roof mounted lights; however, the cost now appears to be extremely high, and the applicant requests permission to use incandescent bulbs. Mr. Reynolds and Mr. Schab have viewed the roof with incandescent lighting and with the brown roof, there is very little difference in the overall appearance.

Mr. Schottmiller moved to approve an amendment to the Pizza Hut site plan to permit use of incandescent spot lights on the roof in lieu of high pressure sodium. Seconded by Mr. McSherry. Approved unanimously.

Mr. Tate set the workshop session for January 17, 1978 and the next regular meeting of Planning Commission for January 31, 1978 at 7:30 p.m.

Mr. McSherry moved to adjourn. Seconded by Mr. Hopperton. Approved unanimously.

*Elmer Tate*