

CENTERVILLE PLANNING COMMISSION

Minutes of  
Regular Meeting of  
January 31, 1978

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Roland McSherry, Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Robert Hopperton (as noted).  
Absent: Mr. James Hickey. Also present: Mr. Karl Schab, Mr. Garth Reynolds, Mr. Robert Farquhar, Mr. Jim Schneider, Park District.

UNFINISHED BUSINESS

Washington Creek Three - Mr. Reynolds advised this item is still tabled.

NEW BUSINESS

1. Wellington Park - Preliminary Plan

Mr. Reynolds presented slides of this site located on the northeast corner of Alex-Bell Road and Loop Road, consisting of 63 acres zoned entrance corridor and light industrial.

Mr. Hopperton arrived.

The proposed plan includes a street off Alex-Bell terminating at the Penn-Central Railroad tracks, a second street which is a cul-de-sac, and a third which runs parallel to Alex-Bell. The land on the other side of the railroad tracks is zoned light industrial also and when it is developed, the road can be continued across the tracks. The road entering Loop Road will be 400' from the intersection of Alex-Bell. The project has a 60' right-of-way along Alex-Bell also.

Mr. Tate asked about the wedge of land to the west, and Mr. Reynolds said this would be a matter between property owners, and did not concern this proposal.

Mr. Robert Archdeacon, Woolpert Engineering, representing the developer, Inland Systems, stated the plan conforms to zoning and the stub street was located at the point of the railroad which is best for future crossing. As far as the wedge of land to the west, when Loop Road was developed Centerville passed an ordinance that one access per property would be approved. Since then the land wedge has changed hands and now belongs to the National Industrial. He stated he does not feel, as the developer he should approach the new owners regarding access.

Mr. Schab said the ordinance requires one access but does not say there can't be more than one per property.

Mr. Archdeacon pointed out the cul-de-sac was placed against the property line so eventually the land adjacent could possibly continue the street by removing the cul-de-sac with little expense.

Mr. Schottmiller moved to approve the Preliminary Plan for Wellington Park Plat as presented. Seconded by Mr. McSherry. Approved unanimously.

Mr. Reynolds asked that the applicant not send this plan on to the City Council until he had a chance to talk to the owners of the wedge of land west of this property. Mr. Archdeacon agreed to wait.

## 2.1 Winchester Heights - Preliminary Plan

The slides of this property located south of S. R. 725 and east of Bigger Road show 6 acres zoned Washington Township R-2 divided into 5 lots. Mr. Reynolds pointed out an existing house on the northern end and tennis courts on the south end. The plan conforms to zoning of 40,000 sq. feet per lot. The plan calls for putting in the street in accordance with the subdivision plan and dedicating it to the City, however, this street will tie into a private drive and according to the ordinance it can not be dedicated.

Mr. Archdeacon, Woolpert Engineering, representing Robert Flaute, owner, said the Bigger Lane is shown on the thoroughfare plan.

Mr. Schab showed on a drawing where the current right-of-way ends north of the end of Bigger Road and south of the said property. Mr. Tate said until the land is dedicated for the continuation of Bigger Road as far as he is concerned the City cannot get to the property to maintain it and he would not approve this plan.

Mr. Farquhar said any homeowner along a private road can cut off anyone coming along the road except another homeowner. Mr. Archdeacon asked if they could develop the land with private streets, and Mr. Tate advised the land was now adjacent to private streets, therefore the lots would not have access to the public streets.

Mr. Archdeacon said he believes each homeowner along the private road has access to the road provided in his deed and nothing says he can't subdivide his property. Mr. Archdeacon said he would check the deeds.

Mr. Farquhar said in order to make Bigger Lane public the land will have to be condemned.

Mr. Siler moved to deny the Preliminary Plan of Winchester Heights. Seconded by Mr. McSherry. Approved unanimously.

Mr. Farquhar recommended tabling the matter, rather than denying right now since they need to study the deeds.

After a brief conference with Mr. Farquhar the Commission agreed to reconsider.

Mr. Siler moved to withdraw the previous motion. Mr. McSherry withdrew his second. Mr. Siler moved to table the Winchester Heights item until the deeds could be investigated for properties along Bigger Lane. Seconded by Mr. McSherry. Approved unanimously.

#### Beechwood One - Preliminary Plan

This Washington Township property located south of Spring Valley Road, east of Penn-Central Railroad track, and southwest of Clio Road consists of 96.7 acres, 160 lots, meeting all thoroughfare plan and park requirements. Mr. Reynolds showed a slide of the overall preliminary plan with the first section in the northwest corner. The lot plan slide shows modification of the road plan feeding to the north-east. Mr. Reynolds told the Commission the Park District would like access to the park along the Lot lines for Lots 63 and 64 which would be a 10' easement with a 2' concrete sidewalk.

Mr. Reynolds said the west road from Spring Valley runs north-south and will eventually tie into the next phase of the project and cross the creek. He said he has not heard from the Fire Department yet but the plan has good traffic flow.

Mr. Reynolds said there is a small problem off site of this property which is being resolved, involving a 150-200' strip of land owned by Robert Pope to the northeast. This would have nothing to do with this developer.

Mr. Schab said he is concerned about the drainage on the southern portion of this property and would want to see some sort of drainage plan from the developer, to prevent future erosion.

Mr. Tate brought up the discussion in the workshop sessions about two lanes serving so many people. Mr. Archdeacon said they expect to build 50-60 lots per year and so traffic increase would be gradual and the street development would keep up with the pace. He said he would work with Mr. Schab on the drainage.

Mr. McSherry moved to approve the Preliminary Plan for Beechwood One as presented. Seconded by Mr. Hopperton. Approved unanimously.

#### 4. Red Coach - Record Plan

This 8 acres zoned Washington Township R-4, single family, 20000 sq. feet, consists of 15 lots, has no parking or thoroughfare requirements, and is located north of Valley Vista Way, south of Green Tree Road, and west of the Penn-Central Railroad.

Mr. Reynolds showed slides of the parcel running north-south with a creek running east-west. The record plan is in accordance with the preliminary plan and has a 50' right-of-way with a cul-de-sac at the end.

Mr. Booher, developer, said the proposed road falls right where there is an existing stand of large trees and he hoped to be allowed to modify the plan to show a median strip for the trees. No parking would be allowed in this area since it would be only 20' wide in the vicinity of Lot 2 and part of Lot 3.

Mr. Schab said the principle has merits, but the Fire Department should approve it. Mr. McSherry said beech trees do not live when construction is done near them. Mr. Booher said the grade for the median is almost the same as the street and should not injure the trees.

Mr. Schab said he could not see a hazard there since the street creates an entrance to a small community and it ends in a cul-de-sac anyway.

Mr. Reynolds asked if the trees die before the maintenance bond expires could the developer be forced to fill in the median. Mr. Farquhar said this would not be feasible. Mr. Booher said from a selling standpoint the developer would replace the trees.

Mr. Schab said it was agreed with the developer to put two walls 8" thick, four feet high, on the creek for drainage. The enclosure would be approximately 6' wide, stretching all the way across the property.

Mr. Booher said the City of Kettering is also reviewing the plan and does not see any problems there.

Mr. Reynolds said no sidewalks are shown and there aren't any sidewalks in the area of this development so they have not been requested by staff.

Mr. Hopperton moved to approve the Record Plan for Red Coach, subject to approval by the Fire Department, and excepting the sidewalk requirements to conform with the area development. Seconded Mr. Siler. Approved unanimously.

##### 5. Centerville, Section 2 - Vacation of Plat

Mr. Reynolds showed a slide of the 4 lots located on the west side of S.R. 48, south of Spring Valley Road, adjacent the Elder-Beerman Department Store. He said the applicant wishes to vacate the property lines but maintain the 60' right-of-way to the center line of S.R. 48.

Mr. Abe Bodenstein, Tri City Engineering Co., representing Beerman Realty, said his client wants to expand and plans to tear down the existing structures on these 4 lots, eliminating the curb cuts. A new plan would then be presented to the Planning Commission for consideration.

Mr. Bodenstein said at the southern end of these properties there is a curb curve shown and he would like to have this line redrawn to be straight.

Mr. Reynolds pointed out the zoning here is B-3 and requires complete review by the city so there will be a lot of control possible, including access to the highway.

Mr. Farquhar said he does not want to give up the right-of-way and would want something assuring this would be maintained. He also pointed out the occupants can continue to use the residences but cannot put in any business.

Mr. Schab asked if D.P.&L. had any easements which they would want to keep. Mr. Bodenstein said he had talked to them and since the easement concerns only 4 lots, once the houses are gone there will be no need for an easement.

Mr. Schottmiller moved to approve the request for Vacation of Plate requested by Beerman Realty, with the stipulation that if the City finds the right-of-way for S. R. 48 must be deeded to the City, the applicant will convey this deed. Seconded by Mr. Hopperton. Approved unanimously.

#### 6. Normandy Manor - Lot Split

Mr. Reynolds said this property, located east of Normandy Lane, west of S. R. 48 and north of the corporation line, consists of 24.95 acres divided into several lots of varying sizes. The project was reviewed several years ago and is now being modified. Lots 16 and 15 to be split, consisting of .061 and 1.66 acres for right-of-way purposes.

Mr. Reynolds said the proposed street must eventually tie into Rosemore Court. Mr. Archdeacon said he had a letter assuring this will be done. Mr. Farquhar said the letter should make some stipulation if the land is sold.

Mr. Archdeacon said the reason for the split is so Lots 15 and 16 with the houses could be retained and then sold separately.

Mr. Schottmiller moved to have the City stamp the deed for Normandy Manor as requested, subject to an amended letter from the owner which is acceptable to the City Engineer. Seconded by Mr. Hopperton. Approved unanimously.

#### 7. Watkins Glen, Section 1 - Bond Reduction

Mr. Schab said the applicant has completed work at this property and is requesting 100% of the performance bond be released. Since the snow does not permit an inspection at this time, Mr. Schab requested the bond be reduced to 20%.

Mr. Siler moved to reduce the performance bond of Watkins Glen to \$30,000. Seconded by Mr. Schottmiller. Approved unanimously.

Mr. Tate scheduled a workshop session for Tuesday, February 7, 1978 and the next regular meeting for February 28, 1978.

Mr. Reynolds pointed out the City and Township are trying to put together a grant for zoning ordinances to be updated. If they qualify the City will be certified under 701 and the state will pay the costs.

Mr. Schottmiller moved to adjourn. Seconded by Mr. Hopperton. Approved.

A handwritten signature in cursive script, appearing to read "Elmer Tate", is written in dark ink on the right side of the page.