

CENTERVILLE PLANNING COMMISSION
Minutes of Meeting
February 28, 1978

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

Attendance: Mr. Francis G. Cash, Mr. Roland McSherry, Mr. Elmer C. Tate, Jr., Mr. James P. Hickey, Mr. Dallas Horvath, Mr. George J. Schottmiller. Absent: Mr. Robert Hopperton. Also present: Mr. Garth L. Reynolds, City Planner; Mr. John C. Levermann, Assistant City Manager; Mr. Arthur Ames, acting for Law Director Farquhar.

Mr. Schottmiller moved to approve the minutes of the January 31, 1978 Planning Commission meeting. Seconded by Mr. McSherry. Approved. Mr. Hickey abstained.

PUBLIC HEARINGS SET

A proposal initiated by the City of Centerville to rezone property located north of Whipp Road, south of the Corporation Line, east of Marshall Road and west of Penn Central Railroad's tracks from Washington Township R-4 to Centerville R-1. To be heard at the next regular meeting on March 28, 1978 in the City Building at 7:30 p.m.

UNFINISHED BUSINESS

1. Washington Creek Three - Preliminary Plan - Mr. Reynolds requested this item continue to be tabled until a meeting could be held with the County Engineer to discuss thoroughfare standards to be required.
2. Winchester Heights - Preliminary Plan - Mr. Reynolds indicated this item was tabled at the last meeting until Mr. Farquhar could check the legalities of this property having dedicated streets since the property itself does not abutt a public thoroughfare. Mr. Reynolds read an opinion letter from Mr. Farquhar stating the Planning Commission can reject the preliminary plan when the property does not connect with a public street. "Street" is defined by State Code 11.13(01)(q) as a right-of-way or thoroughfare of not less than 50 feet width dedicated to public use. Bigger Lane does not meet either definition, and the City of Centerville would not be able to comply with State Code which requires it keep the streets open and free of nuisance.

Mr. Robert Archdeacon, Woolpert Engineering, representing the owner of the property, Mr. Robert Flaute, requested this item be left on table for one more month so they can try to obtain public access.

Mr. Tate agreed, and the item continues to be tabled.

NEW BUSINESS

1. Commercial Building - Site Plan - located on the southwest corner of Bigger Road and Hewitt Road

Mr. Reynolds showed slides of this plan which shows one-third of the

lot lies in Centerville and the remainder is in Kettering. The portion in Centerville is zoned Entrance Corridor and will be the parking lot for the building located in Kettering. The spaces allotted number 32 and there is one curb cut; the plan conforms to the zoning requirements.

Mr. Reynolds read a letter from Mr. Schab, City Engineer, which recommends a catch basin be placed on the eastern end of the property for better drainage and an easement for widening Bigger Road of 45 feet from the center line be included. He also requested the developer supply a letter that he will not object to the widening of Bigger Road and that he will be a part of it.

Mr. Ralph Woodley, Woodley Development Company, owners, stated he agrees to the requests made by Mr. Schab.

Mr. Hickey moved to approve the site plan as submitted by the developer of property located on the southwest corner of Bigger Road and Hewitt Road, subject to the items requested in the City Engineer's letter. Seconded by Mr. Schottmiller. Approved unanimously.

2. Normandy Manor (Revised) - Preliminary Plan

Mr. Reynolds showed slides of this plan for 24.9 acres, 24 lots, located east of Normandy Lane, west of Cheshire Road, and south of Alex-Bell Road in Washington Township, and pointed out the Centerville Planning Commission was reviewing this previously approved plan again because the developer has added four lots and a cul-de-sac. The original plan which had been reviewed by the Commission two years ago showed riding stables, no sidewalks but trails for horses. The project has now changed hands and lots have been added where the stables were to be. The streets are existing as approved by the Planning Commission, but a cul-de-sac has been added to the north. The staff has looked at four plans, the original with the stables which was approved, one revised by the developer, one revision as requested by the Washington Township Trustees and one as requested by Centerville.

Mr. Archdeacon, representing the owner, Mr. Herman Buerschen, commented the new owner was not connected with the original rezoning and plans, however, he was present when it was reviewed. The plan called for the streets to be private, however, the Planning Commission rejected it. The developer then removed the stables, added a cul-de-sac and four lots and brought it back to the Township Trustees. The citizens objected to the through streets and requested all streets be made into cul-de-sacs which the Trustees have approved, subject to action by Centerville's Planning Commission.

The legal opinion is that Centerville makes the ultimate decision since they have the three-mile jurisdiction right. Mr. Archdeacon continued that the developer has his final plans completed with the minor modification of the cul-de-sac and is asking the Commission consider the originally approved plan and this modification. The Fire Department has recommended the streets go through the project.

Mr. Reynolds said the Township Fire Chief was present at the meeting when this plan was reviewed and did approve it. The original plan was approved June, 1975.

Mr. Archdeacon said Plan B was requested by Centerville; it changed the angles of street intersections since it was felt this would permit stop signs and slow the flow of traffic. Plan A was done in response to the Township's requests.

Mr. Reynolds said Plans A and B have not gone to any government agencies. Mr. Archdeacon said the developer should not have to send 20 copies of each plan and pay filing fees on each since they were requested by the governments involved. Mr. Tate stated there would be no additional costs to the developer.

Member of Audience: the plan previously approved by Washington Township showed private streets with gates at the ends.

Mr. Tate said the Planning Commission is considering only one plan and it is a revision of one already approved.

Tom Madden, 114 Williamsburg Lane, stated at the corner of Williamsburg Lane and Far Hills Avenue there is a school and the children play in a field along there, and by not having a through street accidents can be minimized. He also stated Normandy Lane is so narrow and the speed limit is 25 mph because of the hills so it cannot carry anymore traffic. He added he did not understand why the developer did not stay with his original plan.

Mr. Gene Houck, 7552 Normandy Lane, said he was present in 1975 when zoning was considered and asked about there being a through street because he did not feel Normandy Lane could support the traffic and he was told there were to be gates and private lanes only, by the Township Trustees. He said he thought that ended the matter and found out later that it came to Centerville and was overturned. He said he does not live in the immediate area of the property but it is not safe to add any additional traffic and with the hill located where it is there can only be more accidents.

Bernard Baker, Tranquil Trail, said 11 or 12 school buses are on his street twice a day and with cars parked on both sides no one can get through. He said the situation there would be like Alex-Bell Road in the evening when traffic is backed up to Normandy Church.

Member of Audience: Requested a traffic count on Normandy Lane.

Mr. Tate said he felt the item should be tabled until the Commission could consider this additional information.

Mr. Archdeacon said he did not feel the item should be tabled since it has been reviewed by most of the governmental agencies and he doesn't know what could change. He said the Planning Commission said no to private streets a year ago and passed the plan with public streets. All the developer is doing is requesting a modification of that plan.

Mr. Tate said the Township has requested us to consider other street layouts and he feels they should look into it further.

Mr. Tate said the plan being submitted by the developer is a revision of the original and other changes requested will be reviewed by the various agencies.

Mr. Hickey said he felt the Commission should not table the item but take a vote. He indicated he would be opposed to creating such long cul-de-sacs as shown on the plan for them.

Mr. McSherry said he would be opposed to a cul-de-sac on the west end which would dump all the traffic on Far Hills.

Mr. David Talby, 70 Tranquil Trail, said the traffic would be right at his property. He said the street could handle traffic from 24 lots but not thru traffic.

Mr. Hank Perrazzo, 7407 Butler Court, said Incarnation School plans to build a track and playground on the land at Williamsburg and Bunker Court and the children would be in danger if thru traffic were permitted along there.

Ms. Doris Bent, 40 Williamsburg, said her family tried to get parking eliminated on their street 10 years ago because no one could get through and now parking is not permitted on the north side.

Jim Fisher, 100 Williamsburg Lane, said he chose his street to live on because it was a lane and Tranquil was a trail but if the Planning Commission approves changing residential streets to throughfares it will set a precedent which will discourage people from moving into the community.

Mrs. List, Township Zoning Inspector, said the Township had approved private streets, that is what the citizens want and that is what the Commission should approve.

Mr. Tate called a five minute recess.

Mr. Horvath moved to table the revised preliminary plan for Normandy Manor until it could be considered in a workshop session. Seconded by Mr. Schottmiller. Approved, opposed by Mr. Hickey and Mr. McSherry.

Mr. Schottmiller moved that a workshop be held to review Normandy Manor Preliminary Plan. Seconded by Mr. Horvath. Approved, Mr. Hickey and Mr. McSherry opposed.

Mr. Tate announced the work session would be held March 14, 1978 in the City Building at 7:30 p.m. Any of the audience wishing to attend would be welcome.

3. Maralgate Farms - Preliminary Plan

Mr. Reynolds showed slides of this site located west of Normandy Lane, south of Spring Valley Road, and north of Marsha Jeanne Way consisting of 28.8 acres, 44 lots. Located in Washington Township, it falls in the 3-mile jurisdiction, has no park or thoroughfare requirements. The land wraps around the Beacon Hill plat and used to be a part of it. The project was reviewed about a year and a half ago as part of Beacon Hill. The zoning is Washington Township R-4, 20,000 sq. ft. lots. He said there are some problems with the Park District and would request the item be tabled until they can be worked out.

Mr. Barry Martens, the developer, said he was the developer under Beacon Hill but has changed the name to Maralgate Farms for legal reasons.

Mr. A. J. Brumberg, Tri-City Engineering, stated as the engineer for the property, when he saw the letter from the Park District he was very upset. He said since there was no park involved in this property he did not feel their comments were warranted and that they should not be telling the Planning Commission what to do. He said he did not understand why they want to run thru streets through the project since Normandy Lane is a thru street, and the developer would be opposed to running anymore. The developer would be agreeable to providing an easement for a walkway to Dunsinane Swim Club, but the street layout was approved by Planning Commission two years ago when it was called Beacon Hill and does not feel they should be changed.

Mrs. List, for the Township, said she does not go along with the Park District's request and feels they cannot tell the developer what to do since there is no requirement for a park on this project.

Mr. Reynolds said he would like to work out the problems in a work session. Mr. Martens said he did not feel there were any problems pertaining to this property and the problems Mr. Reynolds were referencing involved land to the south which he does not hold title to. He said he is a small developer trying to build very expensive homes in an area of smaller homes to upgrade the area and that he was feeling he was being restricted beyond reason from moving along with his plans. He said he had to bring in platting for land to the south which he does not even own as yet.

Mr. Hickey moved to table Maralgate Farms until it could be considered further in a work session on March 14, 1978. Seconded by Mr. Schottmiller. Approved, opposed by Mr. Horvath.

4. Nutt Road Estates - Preliminary Plan

Mr. Reynolds showed slides of the property located south of Nutt Road, west of Penn Central Railroad in Washington Township. He said the first plan submitted has been changed to align the new street with Quailwood Trail as requested by the staff. He said there is one other change which he has not discussed with the developer that he would like to have made and that is the extension of the north-south street to tie into the future development to the north.

Mr. Archdeacon, for Simms Development Company, said the park area has been designed to tie into future parks to create a regional park district. The first year of development is planned to be just south of Nutt Road and requested the Commission go ahead and approve the preliminary plan as submitted with the recommendation that prior to development of the lower 30 lots they look into extension of the cul-de-sac to the north boundary. He said it is an extremely woody area and premium lots and a lot of trees would have to be cut down to allow a road through.

Mrs. List said the plan meets space requirements of the Township.

Mr. Hickey moved to approve the preliminary plan of Nutt Road Estates as submitted, subject to the extension of the cul-de-sac located at Lots 37 and 38 as recommended by the Centerville Planning Department. Seconded by Mr. Schottmiller. Approved.

Elmer T. H.

5. Richley Property - Lot Split

Mr. Reynolds showed the location of this existing lot which is slightly over 2 acres located on a private drive off State Route 725. He said the creek running through the property is to be enclosed by drainage tile as a main trunk line, and the cost of this installation will be the landowners. If the owner can split the lot and sell a 3/4 acre parcel, the cost won't be such a hardship.

Mr. Archdeacon said the cost is figured on \$13 per acre and \$30 per foot.

Mr. Schottmiller moved to approve the stamping of the deed to split the lot belonging to Mr. Richley. Seconded by Mr. Horvath. Approved unanimously.

Mr. Reynolds said Elder-Beerman Store on Route 48 is ready to expand and would like to make a presentation at the workshop on March 14, 1978.. Mr. Tate said the next regular meeting of the Commission will be March 28, 1978 at 7:30 p.m. and the work session will be held March 14, 1978 at 7:30 p.m.

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