

CENTERVILLE PLANNING COMMISSION
Special Meeting
May 9, 1978

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Francis G. Cash, Mr. Dallas Horvath, Mr. George J. Schottmiller; Mr. Roland McSherry; Mr. James P. Hickey (as noted).
Absent: Mr. Robert Hopperton. Also present: Mr. Garth Reynolds, City Planner;

PUBLIC HEARINGS SET

Mr. Tate set for public hearing at 7:30 p. m. on May 30, 1978 a variance request on sideyard setback for property located at 975 East Franklin Street.

COMMUNICATIONS

Mr. Tate said he had received a request from Mr. Ted Barker, Chairman for the 1978 Centerville Ox Roast requesting temporary signs announcing the Roast. The request was for 85 12"x14" cardboard signs to be placed on telephone poles from June 1 to June 18 and a temporary sign 4' x 8' on the southeast corner of Whipp Road and S. R. 48 from May 20 to June 18.

Mr. Reynolds said the small signs might require the variance procedure to comply with the City's laws. Mr. Tate said since this was a yearly, community function they should not have to. Mr. Reynolds said this is a requirement except for political signs.

Mr. Schottmiller moved to approve the erection of a temporary sign on the Siebenthaler property at the corner of Whipp Road and S. R. 48 for the Centerville Ox Roast. Seconded by Mr. Horvath. Approved unanimously.

Mr. Schottmiller moved to permit temporary signs on utility poles for the Centerville Ox Roast from June 1 to June 18, 1978. Seconded by none.

Mr. Reynolds said these signs would have to go to public hearing, and Mr. Tate said this seemed an undue strain for the service groups who put on this annual affair. Mr. Reynolds said he would check with legal counsel to see if a \$50 deposit could be put up in lieu of the public hearing since time is short for getting the signs up. Mr. Tate directed Mr. Reynolds to set the matter for public hearing if this could not be done. Mr. Schottmiller withdrew his motion.

Mr. Tate said he had received a letter from the National Forensic League requesting three temporary signs to advertise the children's theater, these signs to be located at 190 W. Franklin Street, 500 East Franklin Street, and 298 North Main Street from May 12 to May 21, 1978.

Mr. Schottmiller moved to approve the temporary signs requested by the National Forensic League as presented. Seconded by Mr. Horvath. Approved unanimously.

UNFINISHED BUSINESS1. Greenbrier Commons, Section 2 - Preliminary Plan

Mr. Reynolds reviewed this plan had originally been approved for 9.3 units per acre, or 285 units on the total ground. The new developer who purchased the land now wants to develop only part of the ground and put up 193 units. Mr. Reynolds said that under the original plan they have actually decreased the density, however, with the new use of the land and layout being changed he felt there was a question whether the grandfather clause would still apply.

Mr. Reynolds pointed out the original parcel consisted of 43 acres, however, when the owner had financial difficulties Woodley took 12 acres and Kopf & Kopf, the applicant, bought the rest. He said the original agreements stated certain roadways were to be constructed within certain time limits, however, the new owner was not aware of these requirements. The new plan is similar to the original but does not develop the land fully nor does it call for the original streets to be dedicated, but would remain private.

Mr. Hickey arrived.

Mr. Archdeacon commented the development of Clyo Road is not being held up and the developer is willing to go ahead. Mr. Reynolds said the property owners along Clyo have requested an assessment for four lanes with a divider down the middle and one left turn lane but they want the final road surface cut down. He said he did not feel this should be done considering the heavy use Clyo will get, and he is not so sure the assessment will be done.

Mr. Cash said since the parcel had been redrawn, only a very small portion of the property would be responsible for the cost of Clyo. He said since the developer is not complying with the original plan that the developer will have to start all over.

Mr. Reynolds stated when multi family zoning was taken out, the grandfather clause applied to all EC properties, and this would be one of them. He also added if Clyo Road doesn't go in by assessment, the cost of the road will be to the homeowners.

Mr. Archdeacon said the development of Clyo Road has been delayed because sanitary sewer is not available, however, the County Commission has passed a resolution of intent to install and are obtaining easements for a sewer line. Mr. Reynolds advised the Board he will meet with the lawyers involved before the next Planning Commission meeting.

2. Hunters Savings Association - Site Plan

Mr. Reynolds said he now has the landscape plan and has requested the developer not to develop on the rear of the property within 40 feet of the property line. He said a new structure going to be added to the site plan as a supply storage room for the new bank since they are not able to put in a basement as planned.

Mr. Reynolds said the landscape plan shows some screening but is requesting this requirement be waived until Fireside Drive extension can be determined. He said if ownership of the land should change they would still be able to go back in and request screening.

Mr. Hickey moved to approve the Site Plan for Hunter Savings Association as amended deferring the landscaped and screening on the rear of the property line for one year from May 9, 1978, with the caveat that the landscaping shown on the landscape plan is sufficient except for the screening. Seconded by Mr. Horvath. Approved unanimously.

NEW BUSINESS

1. Daysota Properties - Conditional Use

Mr. Reynolds said this request was for the last of the properties running along the corporation line with a 16-unit multifamily structure in Kettering and the rear of the property, located in Centerville, to be the parking. The zoning in Centerville is entrance corridor for this property located south of Hewitt Avenue and west of Bigger Road. The Commission is to make a recommendation to Council to set for public hearing.

Mr. Hickey moved to recommend the City Council set for public hearing the Daysota Properties conditional use request. Seconded by Mr. Schottmiller. Approved unanimously.

2. Far Hills Office Company - Conditional Use

Mr. Reynolds said the location at 6236 Far Hills Avenue is currently an Emergency Clinic and the use is being changed to a photo processing lab and retail store. The entrance corridor zoning is a conditional use and requires a public hearing. The planned activities at the site, though varied, will comply with conditional use. He said he also checked with the EPA and another chemical processing plant in town and learned there would be no harmful chemicals deposited in the sewer system. He said the applicant plans to use the same sign as there, changing the lettering.

Mr. Tate said he would like to see the sign. Mr. Ray Fry, realtor, showed a drawing of the proposed building and sign. He also said they would maintain the entrance from the rear also as it was in the lease.

Mr. Cash moved to recommend City Council set for public hearing the Far Hills Office Company request for conditional use. Seconded by Mr. Horvath. Approved unanimously.

5/30/78
Elmer Tate

UNFINISHED BUSINESS

3. Washington Creek Three - Preliminary Plan

Mr. Reynolds said he has not been able to get anything going with the County Engineer's office regarding this applicant's request for a modification of the proposed Clio Road and does not see where he will be able to soon since the Engineer resigned. He said the subdivision regulations state on roads 86' wide or greater the Planning Commission can require a frontage road. In addition the City would receive the right-of-way for a 2-3' sidewalk, 5' of improved berm, and at intersections provisions to allow left hand turns into the property.

Mr. Archdeacon said they would be willing to dedicate the 43' for their side of the boulevard, an additional 40' for a 12' frontage lane on their side of the boulevard, the 5' gravel berm, and the left turn facility.

Mr. Reynolds said he would get the frontage road requirements for the developer and continue to contact the County Engineer's office.

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