

# UNOFFICIAL MINUTES

DATE 9/29/78  
CENTERVILLE PLANNING COMMISSION  
Minutes of Meeting Held  
September 26, 1978

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

Attendance: Mr. M. Brian Bergsten, Mr. Francis G. Cash, Ms. Marian Simmons, Mr. Dallas Horvath, Mr. Roland McSherry. Absent: Mr. Elmer C. Tate.  
Also present: Mr. Garth Reynolds, City Planner; Mr. Karl Schab, City Engineer; Mr. Robert Farquhar, City Law Director.

Mr. Bergsten moved to approve the minutes of the August 29, 1978 Planning Commission meeting. Seconded by Mr. Horvath. Mr. Horvath noted that his statement concerning cul-de-sac standards being reviewed by Centerville and Washington Township was not included in the minutes. The motion was approved; Mr. McSherry abstained.

Mr. Cash indicated a correction on Page 2, item 2 of the Work Session minutes that the motion to approve was made by himself, not Ms. Simmons. Ms. Simmons moved to approve the minutes of the September 12, 1978 Work Session as corrected. Seconded by Mr. Horvath. Motion approved unanimously.

Mr. Cash asked if the Centerville Fire Department had requested a change in the cul-de-sac standards. Mr. Schab said the fire department had done some tests with their equipment which was not scientific in procedure, therefore, their results were quite different than other communities'. Mr. Schab said he had suggested they make another study under controlled conditions but they have not done so yet. Mr. Cash said the fire department should make a formal recommendation for a change in the cul-de-sac standards rather than requesting changes on individual developments.

## PUBLIC HEARING SET

Centerville Public Schools - 500 Franklin Street

Variance for a Parking Requirement for a Conditional Use  
To be heard October 31, 1978 at 7:30 p.m. in the City Building.

## COMMUNICATIONS

Mr. Reynolds stated he had received a letter from Washington Township Library requesting the Planning Commission meet the needs for sidewalk construction in front of their new facility on North Main Street. Mr. Reynolds advised the Planning Commission should send this to the City Manager since it involves city money. Mr. Horvath moved to forward Washington Township Library's request to the City Manager for review. Seconded by Ms. Simmons. Motion approved.

Mr. Reynolds read a letter he had received from Arthur Treacher's Fish and Chips requesting permission to put up a banner every Tuesday for an indefinite period of time. The banner would read: "Tuesday Special Fish, Chips, Slaw, and a drink for \$1.89. The banner is 12' long and 5' wide. Mr. Reynolds pointed out the Board has been receptive to temporary signs as announcements for future developments or for grand openings, however, he feels banners that would be displayed on a weekly basis are a different matter. He said he feels this will lead to many requests if approved and Ponderosa has already asked about a banner to be put up during the entire football season.

Mr. Cash asked what recourse the businesses would have if the Planning Commission does not grant the temporary banners. Mr. Farquhar said they could appeal to the City Council. Mr. Horvath commented he is not in favor of the indefinite time period. Mr. Reynolds added if the sign were sitting inside the window it would still be a violation and would be taken down.

Mr. Horvath moved to deny the request of Arthur Treacher's Fish and Chips for a temporary banner. Mr. Bergsten seconded. Motion passed unanimously.

Mr. Cash said he understood City Council has requested the Planning Commission review Washington Township's sidewalk policy so this should be added to the October 31, 1978 meeting agenda.

#### UNFINISHED BUSINESS

Amendment to Ordinances 15-61 and 28-73 and Repeal of Ordinances 80-71, 39-72, and 70-72.

Mr. Cash for additional comments from the audience on these ordinances.

Mr. Will Frazee, 26 E. Ridgeway Road, stated the passage of time of two years did not reflect the depth of study nor the relationship with the businessmen in the AP District. He indicated the time spent could have been used to consider what the businessmen thought since they are directly involved. Mr. Cash said the Commission did review the businessmen's recommendations and had two work sessions to review their comments. Ms. Simmons said since she is new to the Commission she would like to table this item for one month so she can review all the material and also ordinances from other communities which she has requested. Mr. Reynolds added that he has done a survey of the setbacks in the APD and will have the data compiled before the next meeting.

Ms. Simmons moved to table consideration of the Ordinances pertaining to the APD for one month. Seconded by Mr. McSherry. Approved unanimously. Ms. Simmons agreed to coordinate a meeting between the businessmen and interested Commission members before the 31st of October.

NEW BUSINESSMaralgate Farms, Section 2 - Record Plan

Mr. Reynolds presented the plan for this development located west of Normandy Lane, south of Spring Valley Road and north of Marsha Jeanne Way in Washington Township. The property consists of 15.4 acres, 22 lots, with sidewalks shown on both sides of the streets including the cul-de-sac. The Fire Chief had been concerned about the location of a fire hydrant but that has been resolved. The pavement width on the cul-de-sac will be worked out. Centerville School District made the general comment that developers are using more and more cul-de-sacs and buses do not go up cul-de-sacs. Mr. Reynolds said he had received a copy of a letter from Mr. Yeck to Mr. Alvin Turner requesting park land, however, it does not relate to the section being reviewed at this time.

Mr. Val Lapsin, engineer for the project, said he had discussed this with Mr. Yeck and the question in point is area south and west of this section on Paragon Road. The second road south of this section heads toward Rose Estates and the park is hoping to get another entrance to the park from the north.

Mr. Cash commented the school district should receive the same letter as the fire department concerning the cul-de-sac standards if they are concerned about the radius. Mr. Horvath said they have not heard from either agency before and their requests should be to change the ordinance. Mr. Schab pointed out it could be tied to the length of the cul-de-sacs. Mr. McSherry said if someone wants a variance on the length of a cul-de-sac then it should be standard procedure that the width of the cul-de-sac be sufficient to handle school buses and fire trucks. Mr. Cash said he would like to have the city engineer's comments along with the two agencies'.

Ms. Simmons noted the covenants do not permit parking of trailers, boats, etc. and asked if there was a designated place for them. Mr. Lapsin said this wording was done by a previous engineer and he has followed through with it but knows of no location for these vehicles to be parked. Mr. Schab said the developers can put these plat covenants in but the city does not enforce them. An individual owner can enforce them however.

Mr. Horvath moved to approve the record plan of Maralgate Farms, Section 2, subject to three copies of the plan being submitted and to a bond of \$102,000 being paid, along with an inspection fee of \$287. Seconded by Mr. McSherry. Approved unanimously.

Mr. Reynolds said he had worked out a sign design for Ole Spanish Village as requested by the Commission and showed slides of it. He also presented slides of the back parking lot sign. Both signs would be internally lit; the bottom of the main sign would have external lighting on the addresses. Mr. McSherry moved to approve the sign design for Ole Spanish Village. Seconded by Ms. Simmons. Approved unanimously.

Mr. Cash announced the next regular meeting of the Planning Commission will be October 31, 1978 at 7:30 p.m.

Ms. Simmons moved to adjourn. Seconded by Mr. Horvath. Approved unanimously.