

CENTERVILLE PLANNING COMMISSION

Tuesday, April 19, 1977

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

Attendance: Mr. Elmer C. Tate, Mr. James P. Hickey, Mr. Roland McSherry, Mr. Jeffrey T. Siler, Mr. George J. Schottmiller. Absent: Mr. Thill. Also present: Mr. Garth Reynolds, City Planner, Mr. Robert Farquhar, City Law Director, Mr. Karl M. Schab, City Engineer.

Mr. Schottmiller stated on Page 3 of the minutes of the March 29, 1977 meeting, the second paragraph, "brick to be red" should read " brick to be a matching color". He also pointed out the reference to a traffic light, Page 5, next to last paragraph. Mr. Hickey moved to accept the minutes of the March 29, 1977 meeting as corrected. Seconded by Mr. Siler. Approved; Mr. Tate abstained.

Mr. Siler moved to accept the minutes of the April 5, 1977 Work Session as written. Seconded by Mr. Schottmiller. Approved. Mr. Hickey and Mr. Tate abstained.

No public hearings to be set.

COMMUNICATIONS

Mr. Reynolds reported the Planning Department is reviewing land use in the city and this 701 project is due for completion in June.

Mr. Reynolds stated applications for community development have been submitted and \$80,000 worth are still being considered.

He stated a parks and recreation task force is designing a survey of what public facilities are available in the city and also projecting population and growth rates. The next meeting of this group will be April 27, 1977 at 7:30 p.m., 7970 South Suburban Drive. Mr. Tate asked that their information be passed along to the Planning Commission members.

PUBLIC HEARINGS

1. Long Realty - Sign Variance

Mr. Reynolds stated the variance in sign area requested for property located on Route 725 and Wilmington Pike was in line since the location involved a proposed mall located on 30 acres and the signs would be a temporary type, for 180 days, and the two signs involved would have a total area of approximately 100 sq. feet.

There were no speakers for or against.

Mr. Schottmiller moved to approve the sign variance of Long Realty for two signs to be located on property at Rt. 725 and Wilmington Pike for 180 days. Seconded by Mr. Siler. Approved unanimously.

PUBLIC HEARINGS (continued)2. Winters Bank - Variance of building setback

Mr. Reynolds showed the proposed bank location in Centerville Square, which is located west of State Route 48 and north of West Spring Valley Road in Centerville. The bank is seeking a side yard variance for B-2 zoning. Residential property is located to the north and west of the subject property. The Planning Commission has previously approved the site plan for the shopping center. The request would reduce the distance between the building and the property line to eight feet, while the code requires 20 feet.

Mr. Reynolds showed the screening proposed for the north side of the property to be a decorative block wall beside the building and then shrubbery beyond that.

Speaker in Opposition: Mr. Charles Fox, attorney representing the owner of Revere Village Apartments, which are located to the north of the subject property. Mr. Fox requested to see the proposed screening, which is his client's main concern.

Mr. Dick Wilson, developer, showed the proposed screening and stated they had contracted with Countryside to provide this screening as required by the city.

Mr. Schab said the height would have to be a minimum of 4 feet and would be of a density similar to the State Farm site. The apartment building closest to the proposed bank sets back approximately 50 feet from the property line and the side nearest the line has no windows.

Mr. Fox stated his client objects to the variance because during construction, the building closest to the construction has been totally vacated and putting up a four-foot hedge would be of no value as a screen. With the 12 foot variance a substantial barrier should be provided.

Mr. Wilson stated he had taken a survey of several residents at Revere Village in the building referenced and only two people have moved. One moved to Columbus and the other moved in November, and the building is presently 50% occupied, which is about what the other buildings have.

Mr. Hickey said it appears the main objection is to the screening, and with the height of the apartment buildings shrubs 10 feet high would still do no good. Mr. Hickey moved to approve the building setback variance requested by Big Hill Realty for Winters Bank located in Centerville Square in the amount of 12 feet. Seconded by Mr. McSherry. Approved unanimously.

UNFINISHED BUSINESSCountryside Nursery & Landscaping, Inc. - Variance on Screening Requirements

Mr. Reynolds explained usually this type item can be handled by staff, however, in this case he felt a ruling by the Commission was in line. The Church of Jesus Christ of Latter Day Saints, located at 901 E. Whipp Road, did not want to put up required

screening since neighboring properties already had screening along the property lines. Mr. Reynolds stated he felt the applicant should be advised screening is required and should the adjacent property owner remove his screening the church must provide the screening necessary to meet the code.

Mr. Siler moved to grant permission to the Church of Jesus Christ of Latter Day Saints located at 901 East Whipp Road to use screening on adjacent properties with the proviso if said screening is removed in the future, the church will be required to provide screening in accordance with the applicable ordinance. Seconded by Mr. Schottmiller. Approved unanimously.

Dayton Suburban, Inc. Rezoning

Mr. Reynolds reviewed the applicant's request to rezone property situated along the north extension of Applecreek Road and east extension of Princewood Avenue and Hyde Park Drive, approximately 325 feet north of the intersection of Rahn Road and Applecreek Road. The property, which is approximately 700 ft. by 1650 ft., is presently zoned Washington Township R-4 and the request is for Centerville R-2, single family, 15,000 sq. ft. lots, beginning at Applecreek Road; Centerville R-3, doubles, 7500 sq. feet per unit, along the railroad tracks; and Centerville R-4, 8,000 sq. feet per unit, north of Princewood Avenue.

Mr. Reynolds pointed out the public hearing was held at the last regular meeting of the Planning Commission and two public workshops were held to answer any questions of neighbors in the area. He said the plan does conform to the area zoning requirements and recommended acceptance of the request.

Mr. Siler asked when discussion of the street extensions would be held. Mr. Reynolds said at the time of platting, that this request is for rezoning only.

Mr. Siler moved the rezoning request of Dayton Suburban, Inc. for property located approximately 325 feet north of Rahn Road and Applecreek Road intersection be approved. Mr. McSherry seconded. Approved unanimously.

Pelbrook Farm Commercial Area - Site Plan

Mr. Reynolds said this should continue to be tabled until the traffic engineering can be worked out.

Windmill Hill - Preliminary Plan

Mr. Reynolds showed the preliminary plan of property located north of Alex-Bell Road and west of Mad River Road in Washington Township. He pointed out these 14 lots fall within Centerville's three-mile jurisdiction. The project is zoned Washington Township R-1.

Mr. Reynolds reviewed this request had been brought to a workshop because the plan shows access to the property off Alex-Bell Road, which would be hazardous. At the

workshop three alternatives were discussed by the Commissioners present, however, since a quorum was not present no final decisions could be made. Mr. Reynolds said one alternative was to make the access route to the property from Haven Hill Road, however, the developer pointed out this road was deeded to the property owner at the end of the road to prevent its use as a thoroughfare to the adjacent land. The second recommendation had been to purchase a lot from the developer to the north and gain access to the street running through that project, however, the developer had said the lots were all sold. Mr. Reynolds said he has since learned that a lot for this purpose was still for sale by Senate Builders for \$30,000. Mr. Reynolds said the third alternative discussed at the workshop was to relocate the access road as far east on Alex-Bell as possible since the slope of the road feeding into Alex-Bell at the present location was so steep and also because it enters near the crest of a hill located on Alex-Bell Road. He said the proposed access road is 350-400 feet from the intersection of Alex-Bell and Mad River Road, which would be too congested to allow cars to enter Alex-Bell from the access road.

Mr. John Dukro, the developer, stated the access road proposed is 500-600 feet from the center line of Mad River Road. Mr. Schottmiller said at the workshop they had discussed moving the access road to the east. Mr. Dukro said they can move the road approximately 40 feet to the east but on their original plan this is where it was shown but the county requested it be moved to where it is presently shown. He said during construction of his own home, which is located directly across from the subject property, trucks were in and out but they had no problems because the stop sign at Mad River Road and Alex-Bell Road spaced the traffic enough to allow access.

Mr. Reynolds stated at the workshop Mr. Dukro had said the lots on the property to the north of his were all sold, however, he called and found there is a lot for sale which would allow access to LaDeera Street, which feeds into Rahn Road. Mr. Dukro said there is no way he could recover the cost of a \$30,000 lot over his 14 lots to be developed.

Mr. Hickey asked what the estimated trips per day per lot calculation would be for this size development, and Mr. Reynolds said 13 to 17 per day per lot.

Mr. Tate asked what the visibility is coming over the hill from the west toward the access road. Mr. Lapsin, engineer for the developer, said the center line of the proposed road to the peak of the hill is 450 feet, which is within safe design levels. Mr. Reynolds pointed out the consideration should be not only for the feet traveled per second but also that the vehicles would be on an incline, which would require greater braking time.

Mr. Reynolds further requested if the Commission did approve the preliminary plan that approval be subject to Montgomery County's approval. Mr. John Judge, engineer for the developer, said the County's Planning Commission has approved the plan and recognized there would be a street there. He also pointed out the Senate Builders property to the north has already been platted and no street dedicated as proposed by Mr. Reynolds.

Mr. Hickey moved to approve the preliminary plan of Windmill Hill, subject to the approval of Montgomery County Street Specifications. Seconded by Mr. Siler. Approved unanimously.

Woodbourne, Section 19 A - Record Plan

Mr. Reynolds reviewed this property located east of Mad River Road and south of Whipp Road was not included in the original plans as a separate section and for future reference had requested the developer file a preliminary plan and record plan to keep the paperwork in order. The problem has now been worked out and the developer wishes to record these four lots, and it is his recommendation to the developer that a preliminary plan also be submitted.

Mr. Archdeacon, for the developer, stated these lots were included in a preliminary plan for Sections 18, 19 and 20 several years ago, and all other lots have been developed and the streets accepted. When Centerville exercised its three-mile status the preliminary plan was accepted at that time, and he stated he feels it would be a waste of his client's money to file another preliminary plan.

Mr. Farquhar said he has reviewed the matter and if the County approved the preliminary plan originally, the city does not need another preliminary plan. Mr. Reynolds recommended the record plan be accepted.

Mr. Hickey moved to accept the record plan for Woodbourne, Section 19A, as presented. Seconded by Mr. Siler. Approved unanimously.

NEW BUSINESSPelbrook Farm, Section 4, Preliminary Plan

Mr. Reynolds reviewed the preliminary plan had been before the Commission several times but because the lots fronted on Alex-Bell Road the developer was asked to redesign his plan to eliminate access on Alex-Bell. The developer has now complied and has a good layout, which Mr. Reynolds recommends be approved.

Mr. Archdeacon, speaking for the developer, said this property, located south of Alex-Bell Road and west of Pelbrook Farm Drive, has a "bulb" of land extending into the adjacent property of Dr. Mung where a cul-de-sac was formerly located, and the developer and Dr. Mung have agreed to an exchange of land which would square off this property line, which will be reflected on the final plan.

Dr. Mung, 2240 East Alex-Bell Road, confirmed this agreement, and also requested the Commission pay particular attention to the drainage problems when this final plan was submitted. He asked if neighbors could be notified when platting being done on adjacent property, and Mr. Farquhar said the state sets the procedure and the city has to follow it.

Mr. Schottmiller moved to approve the revised preliminary plan for Pelbrook Farm, Section 4, located south of Alex-Bell Road and west of Pelbrook Farm Drive. Seconded by Mr. McSherry. Approved unanimously.

Greenbrier Commons, Section 1-B - Record Plan

Mr. Reynolds showed this 2.27 acre condominium located north of Alex-Bell Road and west of Bigger Road conforms to the preliminary plan, five buildings to be constructed with detached garages and recommends final approval.

Speaker against: Mr. Thomas Martin, a resident of Greenbrier Commons, stated he had previously voiced complaints against the architectural design and was told it was not the proper time. He said he and several other condominium owners are concerned about the change in the architecture of the buildings and feel it will be a detriment to the sale of the community. Also, the builder promised recreational facilities and these plans do not include them.

Mr. Reynolds stated the developer usually provides architectural drawings at the record plan stage, however, the city does not control the architecture.

Mr. Tate stated he felt if recreational facilities were promised they should be provided. Mr. Archdeacon, representing the developer, stated in the first phase the swimming pool and recreational building were put in and the ultimate development plan still calls for tennis courts. The long range plan is for approximately 400 units, developed in groups with different types of architecture in each group. The condominium documents do provide the right to change the architecture.

Mr. Tate asked how many units were built. Mr. Archdeacon stated 30 were in the first phase and 20 were planned in this new phase. 19 of the 30 have been sold. Mr. Tate said he felt the developer was providing adequate recreational facilities for this size community.

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

Myrnan Woods - Preliminary Plan

Mr. Reynolds showed slides of the property located north of SR 725 and east of McEwen Road in Washington Township consisting of six lots, 15.17 acres, zoned light industrial. He said the plan was in conformance to zoning requirements and would request the applicant be sure extension of Congress Park Road on the east property line align with Congress Park Road coming off Paragon Road.

Mr. Schab, city engineer, stated he has been working with Mr. A. J. Brumberg of Tri City Engineering, and the roads will be in align. Mr. Brumberg stated Tri City is the engineer for Development Enterprises, developers of the land.

Mr. Schottmiller moved to approve the preliminary plan of Myrnan Woods as presented. Seconded by Mr. Hickey. Approved unanimously.

Brams Hill - Record Plan

Mr. Reynolds showed slides of this property located west of Normandy Lane, north of Rt. 725 and east of Congress Park Drive in Washington Township, consisting of 17 acres with 27 lots. It is zoned Washington Township R-5, multi-family. It will extend the existing street and stub it at the north property line.

Mr. Schab said the sidewalks are shown on one side only and none on the cul-de-sac. He would recommend approval subject to a bond of \$95,600, an inspection fee of \$338.80, and a subdivider's agreement drawn up by the city attorney.

Mr. Reynolds said the county is concerned about the naming of the street. He said the existing street is called Rolling Meadows, but the proposed extension would have a different name, and the county wants it to be Rolling Meadows.

Marilyn Good, owner of the proposed property, said they changed the name at the request of the fire department.

Chief Staley of the fire department said they requested the change because a section of Rolling Meadows is in a condominium but the part adjoining Brams Hill has no addresses and there may be confusion in responding to a fire call. Mr. Lapsin, engineer for the developer, said the county would prefer that section of Rolling Meadows be changed to Brams Hill Drive.

Mr. Schottmiller moved to accept the record plan of Brams Hill, subject to bond being set in the amount of \$95,600 and an inspection fee of \$338.80 paid. Seconded by Mr. Hickey. Approved unanimously.

Washington Creek, Section 5 - Record Plan

Mr. Reynolds reviewed this 74.5 acres zoned Washington Township R-4, consisting of 88 lots with a park area crossing the property. On the preliminary plan access on the north was a concern. The land along the north property line is owned by the Park Board and the School Board but originally Rooks Mill Road was stubbed into the north property line to be continued at a later date by the adjacent owner. This was done before the Park Board purchased the land and now the road cannot go through the park. Access through the school land can be obtained, however, the school can chain the road whenever it wishes. The Fire Department would like to have a public road continued at a later date and is concerned about the limited access through the school property.

Mr. Archdeacon, speaking for the developer, stated initially the development was done under Washington Township and commenced prior to Centerville's three-mile jurisdiction. Subsequently the Park Board acquired the land to the north, and he had several meetings with the Park Board and the School Board to work out an access road. The school did not want an access road through their land and did not want a road between the park and school lands. He said the developer is abiding by the preliminary plan and had considered extension through the Smith property but the terrain is not satisfactory for this.

Mr. Reynolds stated with the acquisition of the park land Rooks Mill Road was cut off. He said in reviewing the plan now, access to a public street should take priority over access through the school since the city would have no control if it went through school land.

Mr. Archdeacon said he thought approval had been worked out when the preliminary plan was approved.

Mr. Tate stated they cannot put a public street through the park land because the land was purchased with federal BOR funds and the street would reduce the park land, which is contrary to the BOR requirements.

Chief Staley of the fire department said there is a proposed station for Rooks Mill Road to service the Black Oak area and if a thoroughfare is not taken through they will not be able to respond and will have to put in an additional station somewhere to service that area. He said the Washington Township Trustees and Zoning recommend a road be put through.

Mr. Archdeacon stated the preliminary plan was approved subject to access to the north being obtained. Both he and Mr. Reynolds had several meetings with the school board and park board. The school did not want to be separated from the park land by a road, the park board would consider access across the southeast tip of its land, but that cannot be because of the BOR funds, so the access will have to either be through the school or a stub at the Smith property to be continued later.

Mr. Reynolds stated he would prefer the road be public through the Smith property some day than just an access through school land. There would be no way the road could go through the park land.

Mr. Siler moved to approve the record plan for Washington Creek, Section 5, subject to the deletion of the east cul-de-sac of Beechknoll Point Road to be replaced with a stub street to the undeveloped Smith property for future extension to the north; a ten-foot walkway easement being provided between Lots 302 and 303; obtaining appropriate bonding and payment of fees as set by the City Engineer; and to removal of section now marked "Reserve A". Seconded by Mr. Schottmiller.

Mr. Archdeacon stated they have dedicated as public a walkway to the park.

Mr. Schab said part of the land is in the flood plain and Mr. Archdeacon will submit a letter from the proper authorities later that this property conforms to their plan.

The motion was approved unanimously.

The meeting was adjourned at 10:05 p.m. after Mr. Tate announced the next public meeting would be held Tuesday, May 31, 1977 at 7:30 p.m. in the City Building.