

CENTERVILLE PLANNING COMMISSION

Minutes of May 31, 1977 Meeting

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Michael V. Thill, Mr. James P. Hickey,
Mr. Jeffrey T. Siler, Mr. Roland McSherry, Mr. Robert J. Hopperton.
Absent: Mr. Schottmiller.

Mr. Siler moved to approve the minutes of the April 19, 1977 meeting as written.
Seconded by Mr. McSherry. Motion approved; Mr. Thill abstained.

PUBLIC HEARINGS SET

Set for public hearing on June 28, 1977 at 7:30 p.m. is a request on Rezoning by
Woodman Lanes and David L. Meeker. Rezoning from I-1 to R-1, R-3 and R-4
is for property located on the east side of Bigger Road, approximately 160 feet
south of the intersection of Bigger Road and Thomas Paine Parkway.

COMMUNICATIONS

Mr. Reynolds reminded commission members about Issue 2 on the next ballot for
transportation improvements in Centerville.

Mr. Hickey thanked Mr. Reynolds for supplying the commission members with
identity badges.

UNFINISHED BUSINESS

Pelbrook Farm Commercial Area

Mr. Reynolds requested this project continue to be tabled pending review of the
signage and other aspects of this large project.

NEW BUSINESS

1. Walnut Hills Estates

Mr. Reynolds showed the preliminary plan for the 33 acres, 46 lots, located south
of Centerville -Station Road and west of Wilmington Pike, with part of the land in
Greene County and part in Centerville. He pointed out access to the property would
be from the Greene County portion, with the western edge of the property along
Sugar Creek. The original preliminary plan which was submitted to the Commission
has elapsed. The primary concerns on the new plan by the staff are the questions
raised by the Park District and the access road from Greene County. It was Mr.
Reynolds' recommendation the item be tabled until the owners of the property could
meet with the Park District and Greene County.

There was not a representative of the applicant present at this time.

Mr. Thill moved to table the Walnut Hills Estates preliminary plan request until the staff could meet with the owners, the Park District, and Greene County concerning this project. Seconded by Mr. Siler. Approved unanimously.

Approximately one-half hour after this motion Mr. Dick Pavlik, a representative for Walnut Hills Estates, arrived and told the Commission he had tried to give land to the Park District but they refused, however, the District already owns 400 acres right across the road from his project.

Mr. Siler asked about the stub streets shown on the plan, and Mr. Pavlik said Centerville Council had requested the streets be put in.

Mr. Reynolds asked if the lot sizes comply with the existing zoning by being 20,000 square feet or larger. Mr. Pavlik said some are smaller, with the smallest being about 18,000 square feet. Mr. Tate said the drawing indicates a lot 16,000 square feet and one 16,800 square feet.

Mr. Reynolds again stated he would like Greene County to approve the plan before Centerville does because of the access road and that staff needs to work with the owners because some lots do not meet the zoning requirements.

Mr. Tate set a workshop to review the plan on June 14, 1977 at 7:30 p.m.

2. Standard Oil Company Preliminary Plan

Mr. Reynolds showed the preliminary plan for this 3.8 acre lot zoned B-2, located just south of the proposed I-675 and west of Wilmington Pike, with the I-675 ramp running along the front of the property. Mr. Reynolds pointed out to the Commission that although the location of the proposed gas station to go on the land was shown on the preliminary plan, the Commission was only concerned with the preliminary plan as far as street location and platting. He said the site is located along the limited access area of Wilmington Pike and has been approved by the State.

Mr. Bob Archdeacon, speaking for the owners, said they are seeking approval of the 3.8 acres. Mr. Barry Martin owns the land, which is being sold to Sohio. Outlet from the proposed gas station will be on the south side of the property, onto the proposed Olympic Park Drive. The developer is creating a lot by record plan with dedication of the street along the south side of the property. For the time being the street will stub but eventually it is to cross Wilmington Pike.

Mr. Archdeacon stated Olympic Drive will intersect Wilmington Pike approximately 170 feet south of the limited access section, 1,000-1,100 feet north of Clio Road, and is in accordance with the Wilmington Pike Task Force, providing the best visibility at this location. Mr. Archdeacon said from the stub street to the interstate will be approximately 1200 feet, and the State requires 160 feet off the interstate must be limited access and anything beyond that is all right.

Mr. Hickey asked what other streets enter onto Wilmington Pike in that area, and Mr. Reynolds stated none. He further stated he had checked with Greene County and the plans call for continuation of Olympic Drive east of Wilmington Pike and Mr. Reynolds wants to meet with the TCC to make sure the church located on the east side of Wilmington Pike will have this access road so they will not continue to use the Wilmington Pike access they presently use.

Mr. Reynolds stated he would like any motion to stipulate the Olympic Drive extensions on either side of Wilmington Pike must align to assure access to the church.

Mr. Martin, owner of the land, stated he felt this was an unfair demand on the developer since they have no control over Greene County and what they do regarding the road.

Mr. Schab pointed out the Wilmington Pike Task Force report has been approved by all the governmental bodies concerned and if this preliminary plan is accepted, then the report will have to be modified as the plan does not conform to the report.

Mr. Archdeacon said if the Commission tabled the request then they would have to come back next month with the preliminary plan again and they would be delayed for two months if they cannot resolve the construction drawing with the TCC.

Mr. Thill moved to accept the preliminary plan of Standard Oil Company, with the attached site plan submitted with the preliminary plan not considered, with the stipulation the roadway running east and west of Wilmington Pike to the south of this property must be aligned to insure access to the existing church. Seconded by Mr. McSherry.

Mr. Thill asked how the Commission could vote when it does not know what Greene County will do.

Mr. McSherry, Mr. Siler, Mr. Tate voted to approve the motion; Mr. Hickey and Mr. Thill voted no; Mr. Hopperton abstained.

3. Centerville Station Preliminary Plan

Mr. Reynolds showed this plan with 6 lots located north of Centerville-Station Road and east of Clyo Road, owned by Ned Haverstick. Zoning is office service; the plan shows 66' of right-of-way on Clyo Road and 43' on Centerville-Station Road, with 4 driveways shown on these two streets. The plan conforms with zoning and the staff recommends approval.

Mr. Archdeacon, for the developer, said the increased right-of-way along Clyo Road had been taken into consideration.

Mr. Siler moved to approve the preliminary plan for Centerville Station located north of Centerville-Station Road and east of Clyo Road. Seconded, Mr. McSherry. Approved unanimously.

4. Rose Estates, Section 12, Record Plan

Mr. Reynolds showed the plan for the 23 lots zoned Washington Township R-1, located on the west side of Sheehan Road between Spring Valley Road and Social Row Road. Mr. Reynolds said the plan conforms with the preliminary plan, showing sidewalks on both sides of the street, with the exceptions of the cul-de-sac and Red Barn Trail, which have the walks on one side.

Mr. Schab, City Engineer, said a bond would have to be set of \$70,000 but the inspection fee is not needed as it was set when the storm sewer was approved.

Mr. Thill moved to approve the Record Plan of Rose Estates, Section 12, subject to sidewalks on both sides of the street, with the exceptions of Country Squire Court and Red Barn Trail, and subject to posting of a \$70,000 bond. Seconded by Mr. McSherry. Approved unanimously.

5. Fox Run, Section 2, Record Plan

This 2.6 acre lot zoned R-4 is a condominium. Mr. Reynolds stated the record plan does conform to the preliminary plan.

Mr. Schab requested any motion made include the stipulation a concrete ditch along the northeast property line should be continued as part of the existing ditch and that a bond will be set by the City Engineer.

Mr. Bob Booher, developer, said they agree to continue the ditch and they will work out the exact location for it with the engineer.

Mr. Hickey moved to approve the Record Plan of Fox Run Section 2, subject to staff resolving the environmental channel location and construction standards of the staff, and subject to bond being set by the City Engineer. Seconded by Mr. McSherry. Approved unanimously.

6. Myrnan Woods Record Plan

Mr. Reynolds showed this plan which falls under the 3-mile jurisdiction, consists of 15 acres and 6 lots, zoned industrial. The record plan shows extension of Congress Park Drive and conforms to the preliminary plan. A. J. Brumberg, Tri-City Engineering, has submitted an estimate to the staff for the street cost and bond has been calculated.

Mr. Siler moved to accept the Record Plan for Myrnan Woods, located north of State Route 725 and east of McEwen Road, subject to bond of \$62,550 and inspection fees of \$169.20. Seconded by Mr. Thill; approved unanimously.

7. Polo Club Estates, Section 1, Record Plan

Mr. Reynolds showed this property located east of State Route 48 and south of Nutt Road at Atchison Road, which falls in the 3-mile jurisdiction, as 22.7 acres consisting of 37 lots. The record plan does conform to the preliminary plan and the extension of Atchison Road conforms to the Thoroughfare Plan. The cul-de-sac is longer than 600' but is not a problem and the fire department has reviewed the plan. There are sidewalks on both sides of the streets.

Mr. Don Kanter, part owner and developer, said they would request modification of the sidewalk requirement to have walks on one side of Mallet Drive and one side of Chukkah Drive, as well as the cul-de-sac.

Mr. Siler moved to approve the Record Plan of Polo Club Estates, Section 1, subject to the sidewalk requirements being waived and sidewalks on only one side of Chukkah Drive, Mallet Drive, and the cul-de-sac being required, with two sidewalks on Atchison Drive. Seconded by Mr. McSherry.

Mr. Tate stated this motion does not comply with the zoning code and since the project is in Washington Township, it will not go to Council. He stated he felt the Commission must be consistent with all developers in requiring sidewalks on both sides of the streets, and developers in Centerville would be turned down by Council if they just showed one sidewalk.

Mr. McSherry withdrew his second to the motion. Mr. Siler withdrew the motion.

Mr. Kanter said he is in direct competition with Quail Run and they have sidewalks on one side of the street.

Mr. Thill moved to approve the Record Plan of Polo Club Estates, Section 1, subject to sidewalk ordinances being complied with and bond being set of \$171,500, and inspection fee of \$650.00. Seconded by Mr. Hickey. Approved unanimously.

8. Windmill Hill Record Plan

Mr. Reynolds stated the location of the proposed Wooden Shoe Lane discussed at previous meetings and where it comes into Alex-Bell Road has been resolved.

Mr. Thill asked what the fire department says about the cul-de-sac. Mr. Reynolds said the size of the property does not allow much latitude to the developer and every aspect has been considered.

Mr. Schab stated Montgomery County requested a turn lane on Alex-Bell run the length of the property, but he does not have anything in writing from them yet. He also requested the commission waive the 10% grade requirement for Wooden Shoe Lane since it will run 13%. Unless it is constructed this way it will be a tremendous cut to flatten the road. Also a waiver must be given for the cul-de-sac.

Mr. John Judge, Judge Engineering, said Kettering has some streets with a 14% grade and the developer at this project plans to groove the concrete to make it safer.

Mr. Schab said there are no sidewalks shown. Mr. Judge stated the slope of the ground is such that sidewalks would either slope or be above the level of the street and it would be impractical to put them in.

Mr. Judge said the developer will put in the turn lane requested by the County and will also cut down trees to increase the sight distance along Alex-Bell.

Mr. Hickey moved to approve the Record Plan for Windmill Hill with a waiver of the sidewalk requirement as sidewalks here would be hazardous, and a waiver of subdivision regulations pertaining to grade of Wooden Shoe Lane to 13%, subject to bond being set of \$78,000 and inspection fees of \$304.00. Seconded by Mr. Thill. Approved unanimously.

9. Jamco Plat, Section 2, Drainage

Mr. Schab stated there is a bad drainage problem behind Marco Lane and the potential developer of the land there would like to know if the Commission would agree in principle to the continuation of the existing concrete-bottomed ditch approximately 800'-1000' to Mandell Drive.

Mr. Siler asked what happens at the end of the ditch where the water empties out. Mr. Schab said a 10-year rain would be considered if the Commission agrees to the basic idea.

Mr. Tate said the Commission would not want to consider the matter without seeing a formal drawing and proposal for location.

10. Centerville Square Construction

Mr. Schab said the developers of this shopping center have asked if the widening of State Route 48 along their land can be deferred until Winters Bank is put in or until the city starts work on their portion of the widening, whichever comes first.

Mr. Tate moved the additional paving of State Route 48 by Centerville Square be done at the time Winters Bank is completed or when the city puts in their part of the widening of State Route 48, whichever comes first. Seconded by Mr. Siler. Approved unanimously.

Mr. Tate announced the next meeting of the Commission will be June 28, 1977 at 7:30 p.m. The next workshop will be June 14, 1977 at 7:30 p.m.

Mr. Hickey moved to adjourn the meeting. Seconded by Mr. McSherry. Approved.

Elmer Tate 6/28/77