

CENTERVILLE PLANNING COMMISSION
Workshop Session
July 12, 1977

Mr. Schottmiller called the meeting to order at 7:45 p.m.

Attendance: Mr. George J. Schottmiller, Mr. Jeffrey T. Siler, Mr. Roland McSherry, Mr. Robert Hopperton (when noted). Also present: Mr. Garth Reynolds.

1. Washington Creek Two - Preliminary Plan

Mr. Reynolds reviewed this plan was tabled at the last regular meeting since there was concern about the access to the property. The same developers have also purchased the Haley farm which is adjacent to this property and the preliminary drawings for the farm land show another tie-in road to Washington Creek Two.

Mr. Robert Archdeacon, Woolpert Engineering, representing the developer, stated they had considered another road in the vicinity of the now-existing pond, however, this would not be a desirable location. The pond is approximately five feet deep and preliminary soil studies indicate there is from 4 to five feet of settlement on the bottom which would have to be removed. He said he is concerned about building a road over this lake because of the soil and the possibility of springs.

Mr. Archdeacon stated there are many other projects which have only one access and which service many more homes. He named the Woods Apartments as an example with 239 apartments and only one access. He also commented he could find no traffic study which says it is bad from a traffic flow basis.

Mr. Siler said he did not feel this plan provided enough access and that a road over the drained pond is necessary. Mr. Archdeacon said he could design a road by engineering standards to cross the pond and asked that the city supervise its installation, since he is not responsible for the installation of his designs. He said the Washington Township and the Washington Township Fire Department have approved the plan as it is, and they will not be responsible for maintaining the road over the lake. Mr. Archdeacon requested the City accept the responsibility for the road if there are any problems. He said he feels this road would have the same problems as Ambridge Road and it is not good planning to deliberately put a road in for which they can expect maintenance problems.

Mr. Archdeacon said if the road is put in where the pond is located now, the developer would lose two lots and have construction costs of about \$40,000. To remove all the silt and to get to firm ground would create a potential 20% grade. One other lot would probably have to be reduced in size. He asked if the Commission would grant variances for the grade and the lot reduction.

Mr. McSherry stated he felt there definitely should be another access and that a road could be engineered that would be satisfactory where the pond is located now.

Mr. Archdeacon said he would take it that the Commission will probably turn down the present preliminary plan. Mr. McSherry said they would get another engineer's opinion before the next regular meeting and ask that Mr. Schab, City Engineer, make comments.

2. Home Builders Association - Advertising Signs

Mr. Reynolds said Mr. Jack Sheeley has requested to put up directional signs for the Homearama and he has asked for a description and how many signs would be put up temporarily. Mr. Reynolds said his main concern is the precedent being set for developers who will come to the Commission with the same request.

Mr. McSherry suggested limiting the time they could be up, and Mr. Siler said if they can arrange to get the signs down or impose a penalty if not taken down, he would not be opposed to the staff indicating to the applicant it would be all right.

Mr. Reynolds said he would talk to Mr. Farquhar, City Attorney, to establish a time limit.

3. Rezoning AP District

Mr. Reynolds said the question that came up at the public hearing about the alley off Franklin Street was checked out, and the alley is more like a private driveway. The two deep lots on Franklin Street with the split zoning are so narrow that unless they are developed together, it wouldn't matter which zoning they are under since it is impossible to do anything with them individually.

4. Rezoning Commercial Property - Brainard

Mr. Reynolds said this property discussed at the last public meeting was not opposed then but Mr. Brainard is very opposed to rezoning. He was unable to be at the public meeting but has since contacted Mr. Reynolds by phone.

5. Rezoning of Business Property - Huber

Mr. Reynolds said he anticipates no objections on this rezoning at all.

Mr. Siler moved to adjourn the meeting. Seconded by Mr. Hopperton. Approved unanimously.

George Schab