

CENTERVILLE PLANNING COMMISSION

Minutes of July 26, 1977 Meeting

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Robert Hopperton, Mr. James P. Hickey, Mr. Jeffrey T. Siler, Mr. Roland McSherry.
Absent: Mr. Michael V. Thill. Also present: Mr. Robert Farquhar, City Law Director; Mr. John C. Levermann, Assistant City Manager; Mr. Garth L. Reynolds, City Planner.

Mr. Schottmiller moved to approve the minutes of the June 28, 1977 Planning Commission meeting as written. Seconded by Mr. Siler. Approved unanimously.

Mr. Schottmiller moved to approve the minutes of the July 12, 1977 Work Session as written, Seconded by Mr. Siler. Mr. Hopperton commented he came late to that session. Motion approved. Mr. Hickey and Mr. Tate abstained.

Mr. Siler moved to approve the minutes of the July 12, 1977 Special Meeting as written. Seconded by Mr. McSherry. Approved; Mr. Tate and Mr. Hickey abstained.

SETTING OF PUBLIC HEARINGS

Home Builders Association has requested the city allow temporary directional signs be put up for the Homearama, Mr. Reynolds said, and requested a public hearing be set.

Mr. Tate set a work shop session for August 16, 1977 and the public hearing would be held at a special meeting at that time at 7:30 p.m.

PUBLIC HEARINGS

Herbert A. Wissman - Variance on Side Yard Requirement

Mr. Reynolds stated the applicant, located at 7970 Brainard Woods Drive, wants to put an enclosure over an existing patio and the roof line extends the length and width of the patio. The variance is two feet since measurement is taken from the base of the structure and not the overhang, which would be a four foot variance.

Speakers: none.

Mr. Hopperton moved to approve the request for a side yard variance at 7970 Brainard Woods Drive as proposed. Seconded by Mr. Schottmiller. Approved unanimously.

John R. Highley - Conditional Use

Mr. Reynolds announced the applicant wishes the request be withdrawn.

UNFINISHED BUSINESSRezoning within the Architectural Preservation District

Mr. Tate asked what the answer would be concerning the split-zoning on two lots as far as parking being allowed on the portions zoned R-4. Mr. Farquhar said the parking would be accessory to the major use of the property and could be extended to the back lot line of the property, however, the major use of the property under AP could not be extended to the R-4 zoned portion.

Mr. James Hoeffling, attorney representing Mr. McClure and Mr. Espey, owners of the two deep lots on the south side of Franklin Street which are proposed to have split zoning, stated his clients are concerned that the only access to the back portions of the lots is from a dedicated alley, and the one lot does not even have access to that. Mr. Farquhar stated that portion of the lot would not be considered landlocked because the entire lot is owned by one person and the zoning of the lot does not divide the lot into two parcels, the zoning just overlays the land.

Mr. Farquhar stated again if the owner wanted to put in parking he could but if he wanted to expand the AP use into R-3 or R-4 zoning that he would have to come before the administrative board for approval.

Mr. Hickey moved to recommend the rezoning of said property of the APD to R-3 and R-4 be approved. Seconded by Mr. McSherry. Approved unanimously.

Rezoning of Commercial Property - Clyo at Black Oak Drive

Mr. Reynolds reviewed that at the public hearing on this property zoning change that he requested no action be taken since one of the owners was out of town and could not be present. Mr. Jack Brainard, the owner in question, has since contacted the City and requested it be removed from the table and advised Mr. Reynolds he would not be opposed to the rezoning.

Mr. Schottmiller moved to remove the rezoning of the Brainard property from table. Seconded by Mr. McSherry. Approved unanimously.

Mr. Hickey moved to recommend to City Council that the property located on the east side of Clyo Road on the north and south corners of Black Oak Drive be rezoned from B-1 to R-4. Mr. McSherry seconded. Approved unanimously.

Rezoning of Huber Business Property - Bigger Road at Thomas Paine Parkway

Mr. Reynolds reviewed the public hearing was held and staff requested the item be tabled to allow a representative of the property time to consider the proposed zoning change. He said he has not heard any negative responses from the owner and requests the item be removed from table.

Mr. Siler moved to remove from table the rezoning of Business Property located on Bigger Road, owned by Huber. Seconded by Mr. McSherry. Approved unanimously.

Mr. Hickey moved to recommend to City Council that the business property located on the east side of Bigger Road and on the north and south corners of Thomas Paine Parkway be rezoned from B-2 to I-1. Seconded by Mr. Siler. Approved unanimously.

Washington Creek Two - Preliminary Plan

Mr. Reynolds reviewed this item was tabled at the last regular meeting and then was discussed at a workshop session. The applicant has now revised the preliminary plan and access has been drawn in connecting the two northwest cul-de-sacs, which concurs with the staff's recommendations.

Mr. Hickey moved to remove the Washington Creek Two Preliminary Plan from table. Seconded by Mr. Schottmiller. Approved unanimously.

Mr. McSherry asked if Mr. Schab gave his approval. Mr. Reynolds indicated he had. Mr. Hickey asked if the fire department had any problems with the 1,000 foot cul-de-sac proposed, and Mr. Reynolds said they were pleased at the additional access and did not feel the cul-de-sac would be a problem.

Mr. Siler moved to approve the preliminary plan of Washington Creek Two, located on the south of Spring Valley Road, north of Clio Road, and east of Rooks Road, as amended. Seconded by Mr. Hickey. Approved unanimously.

NEW BUSINESSCreekside Village

Mr. Reynolds said the Commission is considering only the treatment of a drainage ditch located on this property although they have brought in a preliminary plan as well. He said the developer is proposing small impoundments along a concrete ditch to hold down the flow of the water.

Mr. Lapsin, Judge Engineering, for the developer, said the preliminary plan shows lots 1-5 and the treatment of the storm drain, as well as future development of the west side of Mandell Drive. Mr. Reynolds said the purpose tonight is only to resolve the drainage problem since the revised preliminary plan has not been reviewed by the Township zoning inspector and the Planning Commission does not review plans until the zoning inspector has had an opportunity to review them.

Mr. Tate asked what happens during a 10-year or 100-year rain to the drainage, and Mr. Lapsin said the 24" drain feeds into a lake to the northeast and another 24" comes from the north and heads east to Atchinson Road. He said Marco Lane and Mendenhall have had water problems during rains and this plan would relieve the situation.

Mr. Reynolds said the County engineer finds the plan generally acceptable and is in favor of the open ditch. He recommends the ditch east of the property be cleaned to allow continuation of the water flow and the developer should check about an easement to go onto the property to clean the area.

Mr. Reynolds reviewed that at the last regular meeting Mr. Schab asked an opinion of the drainage ditch by the Commission but he did not have any information, and the Commission requested a drawing. As a result of that request, the developer brought in this drawing but also thought it would be necessary for the Commission to consider the preliminary plan at the same time. The developer has not had the zoning approved yet so are not ready for the preliminary plan to be considered, only the drainage.

Mr. McSherry asked about the sewer location. Mr. Lapsin said the sewer was

already in and would be separate from the drainage ditch.

Mr. Schottmiller moved to approve the drainage plan presented for Creekside Village subject to the City Engineer's comments. Seconded by Mr. Hickey. Approved unanimously.

Watkins Glen, Section 2 - Preliminary Plan

Mr. Reynolds said this 26 acres, containing 32 lots, located east of State Route 48 and north of Nutt Road in Washington Township is properly zoned. He said the street provisions ensuring continuation of Marco Lane have been made. Property located to the north of the proposed project will provide the final connecting link in Marco Lane.

Mr. Robert Archdeacon, engineer for the developer, said all the land in the area is owned by Joseph Lair and he has agreed to extend the road.

Mr. Hickey moved to accept the preliminary plan for Watkins Glen, Section 2, as presented. Seconded by Mr. Hopperton. Approved unanimously.

Washington Creek, Section 4 - Performance Bond Release

Mr. Reynolds read a letter from Mr. Schab requesting the \$17,000 performance bond be reduced subject to receiving a maintenance bond of \$1,000 to last for one year, for Washington Creek.

Mr. Schottmiller moved to release the \$17,000 performance bond of Washington Creek, Section 4, subject to receipt of a maintenance bond in the amount of \$1,000 which will last for a period of one year. Seconded by Mr. Hickey. Approved unanimously.

Centerville Square

Mr. Reynolds said he had a last minute request from the property located on the corner of Spring Valley Road and State Route 48 to put up temporary identification signs while the access road construction is going on. The signs would be located inside the set back.

Mr. Hickey moved the temporary signs for Centerville Square be approved, for a period of ninety days. Seconded by Mr. McSherry. Approved unanimously.

Mr. Tate announced the next regular session of the Planning Commission would be August 30, 1977.

Mr. Tate moved to adjourn the meeting. Seconded by Mr. Hickey. Approved unanimously.

8-30-77
Chas Tate