

CENTERVILLE PLANNING COMMISSION
Regular Meeting 7:30 p.m.
January 27, 1976

Those Present: Messrs. McCrabb, Schottmiller, Tate, Baker, Hickey, McSherry and Mesdame Lake. Also Present: G. Reynolds, City Planner; Karl Schab, City Engineer and R. Farquhar, City Attorney.

The minutes of the December 30, 1976 Planning Commission Meeting were by-passed as they had not been previously received by members in their packets.

The following item was set for Public Hearing at 7:30 p.m., February 24, 1976:

1. Franklin Street Baptist Church - Sign Variance. Location: 230 West Franklin St., Centerville, Ohio.

Communications

TRANSPORTATION COORDINATING COMMITTEE. Mr. Reynolds reported that he attended a meeting with TCC and Standard Oil regarding proposed service station at the Northwest Corner of SR 48 and Loop Road, Centerville, Ohio, for a curb cut request.

Public Hearings

2. CENTERVILLE MILL - Application for structural change to a legal non-conforming use. Location: West corner of E. Franklin St. and Clyo Road.

Mr. Reynolds showed slides and explained that the actual change is to occur on the north side of the building. Mr. Reynolds asked that this item be considered for tabling as he had just received Preliminary Plans for the improvement of Clyo Road from Judge Engineering Company.

Mr. Jeff Lareto, Allbery and Roberts Attorneys, representing Centerville Mill stated that the 24' x 40' x 10' structure is to be erected between the two buildings and that the primary purpose of the structure will be to provide an access between the office and the storeroom for items they sell. Incidental storage will also be included. He said that it will be no closer to Clyo Road than the existing office and that the facial part will blend with the office facial part, also.

Mr. Eugene Schamel, 1125 Demphle Ave., Dayton, Ohio, Manager of Centerville Mill said that it would be beneficial both to his employees and to the customers if this structure could be added.

Mr. Paul Ewing, 771 E. Spring Valley Road inquired about the necessary

set back of twenty-five feet from the road. Mr. Tate said that the new structure will be even with the present one.

Mr. Tate brought the Public Hearing to a close.

"Pending the study and review made by Judge Engineering Company, we do not feel that we can take action at this hearing," Mr. Tate stated.

Mr. Hickey made a motion to table this item. Mr. George Schottmiller seconded the motion; Mr. McCrabb opposed. Motion passed 6-1.

Citizens in favor - none.
Citizens in opposition - none.

3. CHEVY CHASE PARK - Variance from approved site plan. Location: 41 Loganwood Drive, Centerville, Ohio.

Mr. Schab pointed out from slides shown, that all the dumpsters had been single ones approximately 4' x 4'. Formerly, there were 34 single dumpster locations; now there are 19 altogether and 12 are double containers, thus giving the use of 31 single dumpsters.

This request is being made by Chevy Chase Management and the dumpsters were shown on the architectural plan before the actual schedule of pick-up was considered. Mr. Schab said that some dumpsters are not being used around the perimeter.

Mrs. Wylie, 204 Waterford Drive, Centerville, Ohio, said that everyday she could fill a 30 gallon trash bag with blowing debris and that her concern is the reduction of containers.

Mr. Howard Krieder, 44 Benzell Drive, Centerville, Ohio, asked if the the new locations are more convenient for the people living in Chevy Chase. Mr. Schab said the moving will allow for an easier access for pick-up and is not necessarily more convenient for residents. Mr. Krieder felt that perhaps the retaining of the original plan would be better if the people are going to be lax in the use of the containers.

Mr. Tate stated that the plan for Chevy Chase went through the courts and that the plot plan was given to the Planning Commission as it went in-to court. This request is not in conformance to that plan.

Mr. Tate brought the Public Hearing to a close.

Citizens in favor - none.
Citizens in opposition - two.

Mr. Schab said that in September, 1973, a revised plan was submitted to subcontractors that he did not receive and that everything was put in according to the revised plans including the dumpsters, the larger pads, and the open enclosures. This fact was not detected until final inspection took place. Therefore, actual location was not approved by the City. "No one approved it, it was just on the plan," Mr. Tate said.

Mr. Hickey inquired about the bond and Mr. Schab told him that there was no bond on the dumpsters, but that there was on the planting. Mr. McCrabb asked what can be done since the dumpsters are already in place. Mr. Farquhar said that action could be maintained against them forcing the removal and state that they can only be located where original plan specifies.

Mr. Hickey asked if the granting of this request would influence the granting of the variance now before Council concerning the doors on the trash enclosures. This Public Hearing concerns the relocation of the dumpsters and the reduction in number only.

The frequency of trash pick-up was discussed pointing out that the area has two weekly trash pick-ups, thus giving twice the service.

Pending staff review, Mr. Tate recommended this item to be tabled. Mr. McCrabb made a motion for tabling and Mr. Schottniller seconded the motion. Approved unanimously.

4. CONTINENTAL TAX SERVICE - Application for Sign Variance. Location: 9347 Lebanon Pike

Due to lack of appropriate materials, this item was withdrawn.

UNFINISHED BUSINESS

5. NORMANDY FARMS - Section 3

Mr. Robert Archdeacon, representing Normandy Farms, requested a ninety day extension.

Mr. Schottniller made a motion for the granting of this extension. Mr. Baker seconded the motion. Approved unanimously.

6. KING KWIK MINIT MARKET, INC. - Variance Request. 6300 Far Hills Ave.

Mr. Reynolds stated that the applicant wanted an extension. Mr. Tate explained that this item was previously tabled so that further work could be done on screening. He said that he thought it had been newly painted as it does not seem to stand out as before.

Mr. Baker made a motion to table this item and was seconded by Mr. Schottmiller. Mr. McCrabb and Mr. Hickey - opposed. Motion approved 5-2.

NEW BUSINESS

7. DENNY'S RESTAURANT - Site Plan Review. Location: North Main St. between Steak & Ale and The Cambridge Inn Cafeteria.

As shown on the slide, the building is to be 160 feet back from the center line of North Main St. The combined entrance and exit is to be shared by Denny's Restaurant and The Cambridge Inn.

The sign area permitted in the Entrance Corridor District is 84 square feet thus requiring a variance as the sign submitted is 16 square feet over the permitted 84 square feet.

Mr. Reynolds showed slides of other buildings using the concrete "split-face" block which is to be used, and will be an earth-tone color blending in with a similar colored roof.

Mrs. Lake questioned the amount of glass to be used in the front of the structure and said that she felt the the building did not blend in with buildings in the area. She also expressed concern regarding the operation of a 24 hour restaurant.

Mr. Larry Young of the architectural division, Mr. Bruce Middlebrooks, sign coordinator 3225 Lacy St., Los Angeles, Calif., and Mr. Oran Naefach with the real estate department of Denny's gave background information and answered questions regarding changes they would be willing to make. It was indicated that brick could be used, (perhaps brick veneer) over the block. When Mr. Schab pointed out the necessity of being 160 feet from the center line of SR 48, Mr. Young said that they would comply with this and will be in alignment with other near-by buildings. Mr. Young said that the propane gas tanks are not to be screened; Mr. Tate reminded him that landscaping would be an appropriate enclosure.

Mr. Farquhar explained that since this building is to be in the EC District, items such as parking, development of the lot, conformity of the signs, set-back requirements and landscaping, can be considered separately, but will have to be complete before sending to Council.

Mr. McCrabb made the motion to accept this conditional use with Mr. Schottmiller seconding the motion. Mrs. Lake and Mr. Hickey were opposed. Conditional use approved 5-2.

Mr. Tate made a motion to table the remainder of this matter and it is to be discussed with the Planner and the City Engineer. Mr. Young asked to give further presentation; Mr. Tate withdrew his motion. There was

further discussion regarding parking, the sign, and the propane gas tanks.

Mr. Tate asked for a motion to approve the building site excluding the sign. Mr. McSherry made this motion. Mr. Tate seconded the motion. Opposed to the motion was Mr. Hickey, Mr. Baker, and Mr. McCrabb. Mr. McCrabb and Mr. Baker's reasons for opposing were the following: 1) traffic 2) location of propane field. Mr. Hickey projected that the propane tanks would be dangerous to the health of the community and does not feel that a restaurant of this type would fit into the decor of the established neighborhood. This motion failed by a vote of 3-4.

Mr. Tate asked Mr. Farquhar if Planning Commission could prohibit the installation of propane tanks to which he replied "no". Mr. Young stated that he had conferred with the Fire Department.

Mr. Tate made a motion that this item be tabled with Mr. McSherry seconding the motion. Approved unanimously.

Mr. Reynolds was asked to give Planning Commission members a Site Plan for Denney's.

8. PLYMOUTH NOTCH - SECTION III - Record Plat Review. Location: North of Centerville Station Road & Bigger Road.

Mr. Schab explained the slides of the area pointing out the area containing the seven lots grouped around a cul-de-sac. Mr. Schab discussed the "open ditch" which he later termed as "spring" stating that it does flow 90% of the time and has a rock foundation over which it flows. Any erosion problems are to be taken care of with the use of stone.

Regarding a sidewalk, Mr. Scott feels that since no sidewalks were required at the time of approval of Section II, which includes part of the cul-de-sac, the same policy should be pursued now as well and a variance should be given exempting him from such construction of sidewalks.

A five foot high limestone retaining wall was placed behind the sidewalk and over the creek on Braewood Trail in Section II. Mr. Scott explained that a park-access is located between lots 15 and 16 in Section II and that some trees would have to be destroyed if additional sidewalks were installed. Utilities for this area will be underground, and the transformer should be 35 to 45 feet back from the street so it will not be unsightly.

Mr. Tate asked about the easement and whether or not a walk could be placed there. Mr. Schab said that he could talk to the Park Board. He stated that he did not feel a walk-way would be conducive for the

contour of the land.

Mr. Schab said that Council will have his bond recommendation.

A motion was made, subject to approval by the City Engineer for the bulk-head, erosion control, and subject to the bond to be set by Council, by Mr. McCrabb. Mr. Hickey seconded this motion. Approved unanimously.

9. ARTHUR TREACHER'S RESTAURANT - Site Plan Review. Location: North Main St., between Siebenthalers and MacDonald's Restaurant.

The site is contiguous to the Siebenthaler property as shown on the slide presentation. The ingress and egress would be utilized from the existing southern Siebenthalers - Winter's Bank entranceway along the east side of North Main St. The site is currently zoned "B-2".

The dining room area is to be 624 square feet. The building is block and the color will be an earth tone with a green roof.

The Planning Department is looking into the accessibility particularly in relation to curb cuts, and directional characteristics of traffic. Assistance has been asked for from TCC.

A typical model was shown by Mr. Larry Fournier from Trio Construction Services, Inc., of the restaurant. He stated that the sign had been reduced to 48 square feet to meet the sign requirement. There will be no "free-standing" sign.

Mr. McCrabb asked about the curb approach and the radius of the drive-way. It was pointed out that there is a problem on the southern part of Siebenthaler's property so far as room is concerned.

Mr. Reynolds recommended that Planning Commission have more time to explore the problems relating to traffic; perhaps 30 to 60 days. Mr. Fournier felt that this was too much time. Mr. Reynolds said that his concern is with the safety of people in the area.

Mr. Baker made a motion for the tabling of this item for 60 days for further study. Seconded by Mrs. Lake. Approved unanimously.

There was discussion about propane gas tanks; Mr. Schab explained that there are height specifications. Mr. Tate suggested that a study be made giving details.

CHEVY CHASE - Variance from approved site plan.

Mr. Haynes, having arrived late, was given the details regarding Chevy Chase. He stated that \$5,000.00 had been spent for more shrubbery for the area. He was told that the matter had been tabled pending staff review.

CONCERNING THE REWRITING OF THE ZONING DISTRICTS:

The City Planner indicated that Zoning Districts "B-1", "B-2", and "B-3" are to be revised and are to be ready for the next regular meeting of February 24, 1976.

A Work Session was scheduled for February 10, 1976 at 7:30 for Planning Commission.

Meeting properly adjourned at 11:20 p.m.

Next regular meeting is to be held February 24, 1976.

*Approved 2-24-76
Clare [Signature]*

/ph