

CENTERVILLE PLANNING COMMISSION  
Regular Meeting 7:30 p.m.  
February 24, 1976

Those Present: Messrs. McCrabb, Schottmiller, Tate, Baker Hickey and McSherry. Also Present: G. Reynolds, City Planner, and K. Schab, City Engineer.

The minutes of the December 30, 1975 Planning Commission Meeting, Minutes of the January 15 Planning Commission Work Session, and the minutes of the January 27, 1976 Planning Commission Meeting were all approved unanimously.

The following items were set for Public Hearing at the regular meeting of the Planning Commission on March 30, 1976 at 7:30:

1. Franklin East- Rezoning Request. Location: Northeast corner of Centerville Station Road and Clyo Road - From OS & R-4 TO B-2.
2. Pleasant Hill Apartment - Variance of Set-Back. Location: 30 Poinciana Drive, Centerville, Ohio.

Communications

PLANNER'S REPORT - CLYO ROAD IMPROVEMENT

Mr. Reynolds reported that the Preliminary Engineering Study for the Clyo Road Improvement received a favorable review from The Public Health and Safety Committee. City Council requests a review and recommendation of the Clyo Road improvement by the Planning Commission.

HIGHLIGHTS OF THE STUDY:

Karl Schab presented a sketch of the proposed route of Clyo Road, the widening and changes in elevation from A. & B. Road to Franklin Street.

Public Hearings

3. FRANKLIN STREET BAPTIST CHURCH - Variance Application for the erection of an identification sign. Location: 230 W. Franklin Street, Centerville, Ohio.

Mr. Reynolds showed a slide of the proposed V-shaped sign. The sign will have three (3) crosses comprising the supporting structure. The two smaller crosses are 8' high with the third one 10' high. The present regulation specifies a 6 foot maximum for sign height in a residential area, therefore, the variance is required.

Mr. Ed Bloomel said the sign would be made of redwood and spoke in

favor of the variance.

Rev. Dunningham of the Franklin Street Baptist Church spoke in favor of the variance. He commented that it is difficult for people to locate their church since the setback is considerably more than most of the buildings on Franklin Street. The Reverend said that the sign would be a temporary sign until their new sanctuary is approved sometime in 1977 or 1978.

Citizens in Opposition - None

\*Mr. McCrabb made the motion that the sign variance for the Franklin Street Baptist Church be approved. Mr. Schottmiller seconded it. Passed unanimously.

#### UNFINISHED BUSINESS

4. CENTERVILLE MILL - Structural change to a Legal Non-Conforming Use. Location: West Corner of E. Franklin Street and Clio Road.

After discussion by the Planning Commission and Staff, it was decided that the proposed realignment of Clio Road would not affect any decision made for the request of the structural change.

\*Mr. Schottmiller made the motion to approve the structural change to a Legal Non-Conforming Use. Mr. Hickey seconded the motion. Passed unanimously.

5. CHEVY CHASE PARK - Variance from Approved Site Plan. Location: 41 Loganwood Drive, Centerville, Ohio.

Mr. Karl Schab recommended to the Planning Commission that the variance from approved Site Plan regarding the placement of concrete pads for trash dumpsters be approved.

\*Mr. McSherry made the motion for approval of the variance. Mr. Tate seconded the motion. Passed unanimously.

6. KING KWIK MINIT MARKET, INC. - Request for Variance. Location: 6300 Far Hills Avenue, Spanish Village Complex.

Mr. Tate said that the ice chest is painted to match the building and that the need for screening was not necessary. Mr. Tate recommended the variance (architecture) to the Site Plan for inclusion of the ice chest.

\*Mr. Hickey made the motion that the variance request for King Kwik Market, Inc. be Approved. Mr. Schottmiller seconded it. Passed unanimously.

7. DENNY'S RESTAURANT - Site Plan Review. Location: North Main Street, Between STEAK & ALE and the Cambridge Inn Cafeteria.

Slides of the Denny's project were presented. The concerns expressed by the Planning Commission at their January 27, 1976 meeting were presented to the Planning Commission. The split-faced block is to be replaced with a bronze tone brick, similar to the Cambridge Inn Cafeteria. The propane gas is to be replaced by a fuel oil tank that will be buried. A circular traffic pattern around the building will be provided.

Mr. Larry Young, representing Denny's, showed additional colored slides of the proposed interior and exterior of the building. The Denny's sign will have a brick base that will match the building. Mr. Reynolds mentioned that the proposed sign exceeded the maximum size for the Entrance Corridor District.

Mr. Schottmiller made the motion to approve the Site Plan with the exclusion of the sign size and alignment and the lighting of the parking area. Mr. Tate seconded the motion. Passed unanimously.

#### NEW BUSINESS

8. STATE FARM INSURANCE DAYTON SERVICE CENTER - Conditional Use. Location: Northeast corner of Zengel Drive and S.R. 48.

Mr. Reynolds showed slides of the property location, surrounding area, site of the proposed building on the property, and architectural drawings of the north, east, south, and west elevations of the structure. The building is of brick construction with adequate landscaping and screening. There will be one egress from Zengel Drive. The size of the sign meets with the 6 foot height restriction, however, will require a variance for area.

The building is to be used primarily for office use and two days of the week for vehicle inspection. Inspections are to take place inside the structure.

Mr. Tate asked the Planning Commission for comments. After much discussion, the Planning Commission agreed that their only objection was the architectural view of the west elevation of the proposed building and that it could be improved to be more attractive.

\*Mr. McCrabb made the motion that the Conditional Use for State Farm Insurance Dayton Service Center be approved with the access point as shown and with architectural details and Site Plan modifications

to be worked out later. Mr. McSherry seconded it. Passed Unanimously.

9. MONTGOMERY COUNTY BUILDING & LOAN PLAT #1 - Record Plan and Street Dedication. Location: South of S.R. 725 and approximately 150 feet West of McEwen Road.

Mr. Reynolds showed slides of the Site Location. He said that there were no unfavorable comments received.

Mr. Bob Archdeacon, representing Woolpert Engineering, spoke in favor of the approval, adding that there would be an egress from S.R. 725, and one access from McEwen Road. These items were attachments to the rezoning by the Township.

\*Mr. McCrabb made the motion that Montgomery County Building & Loan Plat #1 be approved subject to a \$42.00 inspection fee and a bond satisfactory to the approval of the City Engineer. Mr. Schottmiller seconded the motion. Passed Unanimously.

#### LOT SPLIT IN TOWNSHIP

Mr. Reynolds reported to the Planning Commission that the City Engineer had been asked to make a change of Deed to the Printz Property on Paragon Road. Mr. Schab said the property is located at the point of the proposed Paragon Road alignment.

\*Mr. Tate made a motion not to approve the Lot Split. Mr. McCrabb seconded the motion. Passed Unanimously.

#### ZONING ORDINANCE

Mr. Reynolds gave each member of the Planning Commission a copy of the new Architectural Review Ordinance for their review and discussion at the Tuesday, March 9th Workshop Meeting to be held at 7:30 P.M.

A Workshop Session was set for March 9, 1976 at 7:30 P.M.

Mr. Baker made a motion that the meeting be closed. Mr. Tate seconded the motion. Passed Unanimously.

Meeting properly adjourned.

Next regular meeting is to be held March 30, 1976.

