

CENTERVILLE PLANNING COMMISSION MEETING

March 30, 1976, at 7:30 p.m.

The meeting was called to order by the Chairman, Mr. Elmer Tate. All the members were present as well as Mr. Karl Schab, City Engineer; Mr. Robert Farquhar, Law Director, and Mr. Garth Reynolds, City Planner. The calling of the roll was dispensed with. A copy of the Minutes of the February 24, 1976 were circulated to all the members dispensing with the reading. Mr. Schottmiller moved that the Minutes be approved as written. Mr. Hickey seconded. Motion passed unanimously.

The following items were set for Public Hearing at the regular meeting of the Planning Commission on April 27, 1976, at 7:30 p.m.:

1. Carriage Trace - Sign Variance
Location: Southwest corner of the intersection of Bigger Road and Hewitt Road.
2. State Farm Insurance Dayton Service Center -
Application for Sign Variance Conditional Use in R-3 District
Location: Northeast corner of Zengel Drive and SR 48.
3. Denny's Restaurant - Variance on Sign Area.
Location: North Main Street between Steak & Ale and The Cambridge Inn Cafeteria.
4. B & B Development Co., Inc. - Variance on Sign
Location: Thomas Paine Parkway East off Bigger Road.

PUBLIC HEARINGS:

- A. Franklin East - Re-zoning Request
Location: Northeast corner of Centerville Station Road and Clio Road from OS & R4 to B-2.

Mr. Reynolds showed a slide of the location of Franklin East. Mr. Robert Archdeacon representing Ned Haverstick showed a site plan of the area. He explained the application was to change the zoning from OS and R4 to B2. They propose to build a neighborhood shopping center and supermarket. Ned Haverstick then described the architecture and landscaping of the center. He informed the Commission that they were agreeable to Deed restrictions for bars or taverns in the shopping center.

A Mr. Rose of 7839 Norton Drive spoke in favor of the re-zoning and expressed the need for a shopping center in the area.

There were no citizens opposed. The Public Hearing was closed.

Mr. Schottmiller moved that the zoning be changed from OS and R-4 to B2 with restrictions as noted on Deed. Mr. Hickey seconded. Motion passed unanimously.

B. Pleasant Hill Apartment - Variance of Set-Back
Location: 30 Poinciana Drive, Centerville, Ohio

Mr. Reynolds showed several slides of the car port and stalls involved. The applicant wants to enclose the existing car stalls with a roof to connect the roof of the other car stalls.

Ms. Helen Kidwell, one of the owners of the apartment building explained the intention to accommodate the tenants who occupy the two stalls.

Mr. Wilbur Spatts, the resident whose property is right next to the car port spoke in opposition to the set back.

After much discussion, Mr. McSherry moved the Commission deny the variance. There being no second to the motion, the motion did not carry. Mr. Thill moved that the set back variance be approved to extend the roof of the car port. Mr. McSherry seconded. A vote was taken with two opposing votes. Motion carried.

UNFINISHED BUSINESS

Arthur Treachers - Site Plan Review
Location: North Main Street between Siebenthalers and McDonalds Restaurant

Mr. Reynolds showed slides of the area and recommended the building be moved further to the interior of the lot and reported that Arthur Treachers is agreeable to it. He also expressed concern about the traffic build up in the area. He then gave a presentation of a plan for a roadway to be put in behind Siebenthalers, McDonalds and Treachers across to North Village Drive.

Mr. Joe Buchanan, Attorney for Siebenthalers, informed the Commission that Arthur Treacher has leased the real estate from Siebenthalers. He explained there was an agreement that the parking area and driveway of Siebenthalers would be used by customers of Arthur Treachers.

Mr. Brown, Architecture Consultant for Arthur Treachers showed plans for the building. It was decided that the mansard roof would be extended around the building and would be of wood shakes and not of plastic. Sign is to be placed on the mansard roof.

It was reported there would be no flood lights on the building or in the parking area. C. P. tank is to be 1 - 1,000 gal. and placed on the surface.

Mr. Hickey moved that we approve the project of Arthur Treachers subject to a plan being submitted that reflects what Arthur Treachers has told the Commission is going on the property and that plan be submitted to staff for review so that it is in conformity with the plan that they have presented. Mr. Siler seconded. Passed unanimously.

NEW BUSINESS

1. Olympic Industrial Park - Record Plan
Location: East of Bigger Road; North of Thomas Paine Parkway

Mr. Reynolds presented slides explaining the park area. It was reported that the State has some question regarding the Park. Mr. Tate moved that the matter be tabled to find out the interests of the State. Mr. Schottmiller seconded the Motion. Passed unanimously.

2. Rose Estates, Section 10 - Record Plan
Location: Southwest Centerville and consists of 12 lots

It was reported that they will follow the preliminary plan as submitted. Mr. Baker moved that the Commission accept the written plan of Rose Estates, Section 10 waiving sidewalks on the northwest side of the street. Mr. Thill seconded the motion. Unanimously passed.

3. Black Oak Forest - Preliminary Plan
Location: East side of Clyo Road and approximately 350' south of intersection of Alex-Bell Rd. and consisting of approximately 119 lots.

Mr. Reynolds showed some slides of the area and reviewed the fact that the area was formerly known as Walnut Walk and was approved a few years ago. Restrictions were placed on the plat at that time and the Deed for the park placed in escrow. The plat was never recorded.

Mr. John LaForge representing Southwestern Developers explained the plans of the developer.

Mr. Schab reported his recommendations for the area of expanding the Tamarind Trail to 100 feet, putting a street on Aldridge at the proposed site of lots 8 and 9 to connect to Alex-Bell Rd. and bring Deer Run Road to come out on Clyo Road directly across from Compark Road.

Mr. LaForge reported the plans of leaving a park for the plat and Mr. Reynolds expressed concern for enough parking facilities around the park.

After some discussion, Mr. Hickey moved that the preliminary plan be approved subject to the alignment of Deer Run Road and Rhododendron Trail with Compark to the west subject to adequate plans being submitted for the creek on Tamarind Trail and subject to the width of Tamarind Trail being at 100 feet and the turn around on Tamarind Trail as approved by staff and subject to the resolution of the Deed that is presently in escrow for construction of the park site. Mr. McSherry seconded. Motion passed unanimously.

4. Normandy Farm Estates, Four - Variance to permit approval of the plan allowing a street to be put in leading to a cul-de-sac and development of 5 lots being put on the 6 acres abutting the Township Parks.

Mr. John Koverman, Attorney representing the Developer Dale R. Smith, explained how the area was established and the plans for the area.

After much discussion, Mr. McSherry moved that we approve the preliminary plat plan for Normandy Farm Estate, Section 4 subject to changing the radius of the turn around to 39 feet and the back to back curb to 28 feet. Mr. Schottmiller seconded. Passed unanimously.

5. Franklin East, Section 2 - Record Plan
Location: Northeast corner of Centerville Station and Clyo Road

Mr. Reynolds informed the Commission that the Franklin East, Section 2 was a previously approved plan consisting of variances in lot size and variances in set back requirements. There are to be sidewalks on one side of the streets.

Mr. Robert Archdeacon explained the plans for the area and reported on the mounding, living buffer area and the islands to be placed in cul-de-sacs.

Mr. Schottmiller moved to approve the plan as submitted subject to the easements as required by Sanitation Department and subject to review of the sidewalk location with staff. Mr. Tate seconded. Passed unanimously.

6. Candlewick South

Mr. Reynolds informed the Commission that the applicant requests a modification of lot lines on Lots 6, 7, 8 and 9 of the previous plan. Mr. Schab recommended its acceptance.

Mr. Tate moved the Commission approve the Candlewick South record plan submitted at this meeting. Hickey seconded. Motion passed unanimously.

7. Carriage Square - Variance to a previously approved Preliminary Plan in an Entrance Corridor District.
Location: Southwest corner of the intersection of Bigger Road and Hewitt Road.

Mr. Archdeacon explained the change from the Mini-High Rise building to a Townhouse building.

Mr. Baker moved to accept the revised plan. Mr. Schottmiller seconded. Passed unanimously.

8. Thomas Paine Settlement - Extension of a temporary Sign Permit
Location: Thomas Paine Parkway off Bigger Road

Mr. Reynolds reported that the applicant requests an extension of the permit for the temporary sign. Mr. Tate moved the Commission extend the permit for 18 months. Mr. Hickey seconded. Motion passed unanimously.

The next meeting is scheduled for April 27, 1976, at 7:30 p.m.

Mr. Tate moved to close the meeting. Mr. Baker seconded the Motion. Passed unanimously. Meeting adjourned.

Respectfully submitted,

Marilyn Baker

