

MINUTES OF
CENTERVILLE PLANNING COMMISSION MEETING

April 27, 1976

The meeting was called to order at 7:30 p.m. by Mr. Elmer C. Tate. Present at the meeting were: Mr. Roland McSherry, Mr. Jeffrey T. Siler, Mr. James P. Hickey, Mr. Bruce H. Baker, Mr. Elmer C. Tate, Jr., and Mr. George T. Schottmiller. Mr. Michael V. Thill was absent. Also present were: Mr. Darryl Kenning, City Manager; Mr. Garth Reynolds, City Planner; and Mr. Karl M. Schab, City Engineer.

The minutes of the March 30, 1976 meeting were approved as written.

The next regular meeting of the Planning Commission was set for May 25, 1976. Public hearings set for that date are:

1. Cassano's at 7:30 p.m.
Re: Request for a sign variance at 5841 South Main Street
2. Lemon Rezoning at 7:30 p.m. following Item 1.
Re: Rezoning from R-2 to APD on the northeast corner of the intersection of East Franklin and Cemetary Drive

PUBLIC HEARINGS

1. Request by Carriage Trace for sign variance on southwest corner of the intersection of Bigger Road and Hewitt Road.

Mr. Reynolds presented slides showing proposed location of five 2' x 3' signs to be located along Bigger Road on either side of the entrance to the project. The proposed signs are for a period of six months and exceed the size limit by 18 square feet.

Speaker for the developer: Mr. Archdeacon indicated the proposed signs were to direct people from Bigger Road into the newly developed area of Carriage Trace which is presently hidden by existing buildings. The signs would be of the "Burma Shave" type, done in sequence on either side of the entrance.

There were no speakers for or against.

Comments by the Commission: Mr. Baker stated that coming south on Bigger Road the street jogs right in front of the development and it would be hazardous to have a 5-sign sequence distracting drivers. Further discussion brought out there are already two permanent signs at the entrance which identifies the location.

MOTION: Mr. Hickey moved the request for sign variance be denied. Seconded by Mr. Baker. Approved unanimously.

2. Request by State Farm Insurance Dayton Service Center for a sign variance on the northeast corner of Zengel Drive and S. R. 48, conditional on building being accepted by Centerville Council.

Mr. Reynolds presented State Farm's application for a double-faced sign to face Zengel Road, 5' x 7', or 35 square feet per side, to be of Colonial architecture similar to other signs in the area.

Speaker for State Farm: Mr. Harry Ebling, Attorney, explained the sign variance was being asked for at this time to coordinate the acceptance of the building with the sign in order to save time in getting construction underway. The sign is to bear the State Farm logo, being internally lit, with plantings around the base; the sign will stand only 6' off the ground.

Opposition speaker: Mr. Robert Luker, 50 Zengel Drive, lives next to where the building is proposed. He said he was more concerned with the building than the sign but the fact that the sign goes with the building he wanted to register his objection. His objection to the building was the resultant traffic which would be generated along Zengel Drive, which would in turn depreciate the value of his property.

Opposition Speaker: Mr. Ron Schubert, who lives on the opposite corner from the proposed building, said development of that corner would degrade the area because of the increased traffic on Zengel Drive.

Comments by the Commission: Mr. Baker questioned the internal lighting and the time it would be on. Discussion on use of internal lighting of other signs in area. Mr. Reynolds suggested tabling the request until the Council passed on the building and until the type of sign lighting in the area could be checked.

MOTION: Mr. Tate moved to table the request for sign variance by State Farm until the Council passed on the proposed State Farm building and until the use of internal lighting could be examined further. Seconded by Mr. McSherry. Approved unanimously.

3. Request by Denney's Restaurant for sign variance at proposed building site located between Steak and Ale and The Cambridge Inn Cafeteria on North Main Street.

Mr. Reynolds presented drawings of the requested signage, showing one sign on the front of the building to be 3' x 10-1/2' long, for a total of 32 square feet, and the second free-standing sign to be mounted on a 13' x 6' brick base, double-faced, with 50 square feet per side. Total allowable signage would be 84 square feet, however, Denny's is requesting 132 square feet, or 48 square feet variance.

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Speaker for Denny's: Mr. A said that the building itself is being understated to maintain a low profile with the surroundings, by using soft lighting, neutral colors, but because it is open 24 hours a day it must have visible identification to let people know it is open.

There were no speakers for or against.

Comments by the Commission: Mr. Hickey questioned other lighting in area, if it is internally or externally lit. Mr. Reynolds cited previous case where requested signage was denied with the stipulation if the lack of signage caused a slow-down in business the company could reapply for a variance and recommended the same in this case. Mr. Tate reminded the Commission that in 1978 all free-standing signs were required to be taken down.

MOTION: Mr. Schottmiller moved the request for a sign variance by Denny's be denied. Seconded by Mr. McSherry. Approved unanimously.

4. Request by B. & B. Development Co., Inc. for a sign variance on Bigger Road at Thomas Paine Parkway.

Mr. Reynolds presented slides showing Thomas Paine Settlement's location approximately 1600-1700' off Bigger Road on Thomas Paine Parkway. He showed temporary offsite signs which had been approved by Commission previously and also the two additional signs which were being requested.

Speaker for Developer: Use of these signs would warn traffic along Bigger Road of the approaching entrance, which is not clearly visible, and would enable them to slow down in time to turn in.

Comments by Commission: Discussion of use of signs as warning to motorists. Present signage properly identifies the location of the project.

There were no speakers for or against.

MOTION: Mr. McSherry moved the request for a sign variance for Thomas Paine Settlement be denied. Seconded by Mr. Hickey. Approved unanimously.

UNFINISHED BUSINESS

Olympic Industrial Park Record Plan. No resolution yet.

MOTION: Mr. Hickey moved to table the record plan until resolution of the Olympic Industrial Park Record Plan made. Seconded by Mr. McSherry. Approved unanimously.

NEW BUSINESS

1. Site Plan Review of proposed medical office on Loop Road, approximately 1,050 feet east of North Main Street, west of the Chrysler dealership.

Mr. Reynolds explained existing zoning is B-2, lot size is approximately one acre, 112 foot frontage on Loop Road, 389 feet deep. Proposed parking lot for 29 cars, 3 doctors would be in building.

Mr. Schab explained Park District's concern about drainage and effect on Village South. Present drainage from parking area is designed to feed into the ditch by Voss Chevrolet. Consider relocation of drainage or alternate design.

Speaker for Proposed Building: Dr. Wood, one of owners, said they are considering putting islands in the parking lot to slow the flow of rain water which would feed into the drains. Also requesting a sign four feet square with brick pillars, with external lighting. Sign would be lit only during working hours.

No Speakers for or against.

Comments by Commission: Discussion of drainage on back part of property which would remain grassy area. Mr. Tate suggested Dr. Woods meet with Mr. Reynolds and Mr. Schab to resolve the drainage problem.

MOTION: Mr. McSherry moved to approve the Site Plan for the proposed medical office conditional upon resolution of the drainage situation to the satisfaction of the City Engineer. Seconded by Mr. Schottmiller. Approved unanimously.

2. Request by Normandy Farm Estates Four for approval of Record Plan for four lots located West of Grants Trail, approximately four lots south of Alexandersville - Bellbrook Road.

Mr. Reynolds presented drawing of revised proposal. Original plan called for five lots; new plan combined two lots, making a total of four lots. Change was due to zoning problem which required R-1 zoning where Lots 1 and 2 are located and R-4 zoning for Lots 3 and 4. Zoning Inspector has approved the revised plan.

Speaker for Developer, Scott Dale Development Corp., Mr. Koverman, Attorney: All lots meet zoning requirements. Developer will provide ingress and egress by using fill dirt to satisfy Park District.

Speaker for Developer: Val Lapsins, Judge Engineering, stated a 2' footpath which would be paved would provide access to the Park District for pedestrians.

Opposition Speaker: Mr. Dan Wilson, 772 Grants Trail, owner of property directly south of proposed road stated he had been given a plat plan in 1970 by Normandy Commons Farm which stated the easements would not be changed. He cited a previous variance was requested of Washington Township to build a single family unit on the property and it was denied. He also pointed out the code requires a residence to be 50' from the street and his property will not be 50' from the new road. Development of the land would also destroy the natural meadow located there.

Comments by the Commission: Discussion of access to the Park District land with explanations by Mr. Synder of the Park District. Discussion of the lack of sidewalks along the proposed road.

MOTION: Mr. Hickey moved to accept the proposed record plan of Normandy Farm Estates Four with the requirement of a \$37,000 bond be obtained and a permit fee of \$152.40 be paid. Acceptance would be subject to adequate ingress and egress for the Park District at a location adjacent to the east side of Lot 4. Seconded by Mr. Baker. Approved unanimously.

3. Request for acceptance of Record Plan for Black Oak Forest, Section 1, located on the east side of Clio Road approximately 350 feet south of the intersection of Alex-Bell Road and Clio Road.

Mr. Reynolds noted revisions on preliminary plan, including Deer Run Road to be revised and Ambridge Road to remain as is rather than running north. Other items still questionable are the deed for the park area and the treatment of the ditch.

Speakers for Developer: John LaForge said developer is willing to donate 9 acres for park land and will go along with any reasonable recommendation the City Engineer makes concerning the ditch. Said the proposed lots are well above the zoning requirements. To put in sidewalks on either side of the street would require removal of a number of trees and it is the developers intention to leave as many trees as possible. Would like to have decision by Planning Commission before Council meeting May 17.

Mr. Schab pointed out the City Engineer had not been able to get together with the developer's architect to go over the plans for the ditch in question and the treatment of same had not been resolved. Also, there were questions of a technical nature, such as the storm tiles shown on the plans don't extend to the lot lines but end in the middle of the lots, the location of the catch basin, and other items which need to be cleared up before a recommendation to the Commission could be made.

Comments by the Commission: Discussion of sidewalks since it is code requirement and none are shown on plan. Mr. Tate pointed out the streets in the development would be dedicated and therefore the city would have to maintain the proposed ditch.

MOTION: Mr. Schottmiller moved to table any action on the Black Oak Forest Record Plan until a special workshop could be held on May 5, 1976 at 7:30p.m. at the Centerville City Building to discuss the details of the plan. Following the workshop a Public Hearing would be called to vote on the Record Plan, subject to the items in question being worked out at the workshop. Seconded by Mr. McSherry. Approved unanimously.

4. Request for acceptance of Record Plan by Rose Estates, Section 11; also to be considered at the same time is acceptance of the Overall Preliminary Plan for Rose Estates, located north of Social Row Road and West of Sheehan Road.

Mr. Reynolds presented the drawings showing Section 11 having 20 lots on 10.8 acres. As the developer got near the end of the project he found he had room for five more lots and requests the change to the Preliminary Plan. Such a change does not affect zoning.

Speaker for the Developer: Mr. Val Lapsins, Judge Engineering, pointed out the 5 lots would meet zoning and density requirements and the sidewalks would be consistent with those in Section 10.

There were no speakers for or against.

MOTION: Mr. Hickey moved to accept the Record Plan for Rose Estates, Section 11, subject to bonds and permits being presented to Council. Seconded by Mr. Baker. Approved unanimously.

MOTION: Mr. Tate moved to accept the amended Overall Preliminary Plan for Rose Estates to show the additional five lots. Seconded by Mr. Schottmiller. Approved unanimously.

5. Request by Beacon Hill for acceptance of Preliminary Plan; property located north of Rose Estates and west of Centerville Plat in Washington Township.

Mr. Reynolds presented drawing showing Section 1 Record Plan had previously been approved by the Commission and the developer was requesting approval of Section 2 at this time. There is no provision for a park area and the developer does not want any lot reduction. Some action will probably take place to make provision for a park.

Mr. Reynolds recommended delay of any action on the matter as the developer was not present.

6. Request for replat of Sheehan Road Estates.

Speaker for Developer: Mr. Archdeacon, Woolpert Engineers, stated land had been sold recently and B & B Development Company was now developing land and wanted to move lot lines. Changes would be in accord with zoning requirements.

MOTION: Mr. Baker moved to accept the Replat of Sheehan Road Estates. Seconded by Mr. McSherry. Approved unanimously.

7. Request to Revise Preliminary Plan for Thomas Paine Settlement to show recreation area in Section 2.

Mr. Reynolds showed drawing which indicated a portion of Section 2 would be designated for recreation facilities--tennis courts and a swimming pool--by removing the four buildings which had originally been proposed for that area.

Speaker for Developer: Mr. Archdeacon, Woolpert Engineers, said the change was to provide the amenities necessary to sell the units.

MOTION: Mr. Tate moved to accept the revised Preliminary Plan pertaining to Section 2 of Thomas Paine Settlement. Seconded by Mr. Hickey. Approved unanimously.

8. Mr. Schab reported the Wilmington Pike Task Force, made up of Mr. Reynolds, Mr. Schab, representatives from Sugar Creek Township, Greene County, Bellbrook, Kettering and P.C.C. were meeting to study and make recommendations on the proposed Clys and Whipp Roads, as well as the realignment of Wilmington Pike. Progress reports will be made to the Commission.

Mr. Tate announced the Workshop on Black Oak Forest will be held May 5, 1976 at 7:30 p.m. at the City Building. Mr. Reynolds provided copies of the revised R-1, R-2 and R-3 codes for discussion at the workshop and will provide the Commission members with B-1 and B-2 for their review before the Workshop.

The next regular meeting of the Planning Commission will be May 25, 1976 at 7:30 p.m.

MOTION: Mr. Hickey move the meeting be adjourned. Mr. Schottmiller seconded. Approved unanimously.

Oliver Tate

5-25-76