

MINUTES OF
CENTERVILLE PLANNING COMMISSION MEETING

May 25, 1976

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

The minutes of the April 27, 1976, meeting and the May 5, 1976, work session and special meeting were approved as written.

The next regular meeting of the Planning Commission was set for June 29, 1976. Public hearings set for that date are:

1. Weber Variance at 7:30 p.m.
Re: Variance on height of fence
Location: 2222 E. Alex-Bell Road

COMMUNICATIONS

Mr. Reynolds stated that requests for a Workshop Session had been received from The Woods of Centerville Apartments regarding signage in an EC District, Sambo's Restaurant and the R. L. Woolpert Company.

Planning Commission scheduled the Workshop Session for Tuesday, June 8, 1976, at 7:30 p.m.

PUBLIC HEARINGS

1. Request by Cassano's for sign variance at 5841 South Main Street.

Mr. Jack Blommel of Blommel Sign Company and Mr. Hank Ferrazza of Cassano's were present. Mr. Blommel presented photographs and details of the new sign. It was pointed out by Mr. Reynolds that the measurements given by Mr. Blommel differed from the design submitted to the office earlier, but Mr. Blommel assured that the correct height is 19'4" from the ground. Mr. Ferrazza stated that this was a corporate change and all signs in all stores will be changed as they are striving for conformity.

MOTION: Mr. McSherry moved to table the request for sign variance by Cassano's. Seconded by Mr. Thill. Approved unanimously.

2. Request by Paul A. Lemon for a rezoning of property from R-2 to APD located on the northeast corner of the intersection of East Franklin and Cemetery Drive.

Mr. Reynolds presented slides of the location and noted that in 1968 and 1974, there had been requests for rezoning of the same property filed with the City. Both requests were denied.

Mrs. Lemon presented photographs of the property in question and said that she estimates the house was built in the early 1890's. They are in the process of remodeling. She also stated that she would like to incorporate an antique shop on the first floor of the home.

Opposition speakers: Mr. Kenneth Rolf of 146 East Ridgeway and Mrs. John Levy of 136 East Ridgeway opposed the rezoning. They do not want any more business around their property and they discussed problems regarding traffic. Mrs. Levy also mentioned the heavy traffic flow from the Post Office.

It was noted by Mrs. Lemon that parking restrictions are not posted on Cemetery Drive. The Planning Commission indicated concern as to the types of business and their different traffic and parking generated problems that could arise by the rezoning. The Lemons stated they would be interested in a deed restriction that would limit the types of businesses that might be permitted.

Comments by the Commission: Mr. Baker suggested to table the request to enable a further study of the parking situation, business hours, etc.

MOTION: Mr. Baker moved to table the request for a rezoning by Paul A. Lemon. Seconded by Mr. Thill. A vote was taken with two opposing votes. Motion passed.

3. Request rezoning of Black Oak Forest located east of Clyo Road and south of Alex-Bell Road from R-3 to R-1.

It was noted that this is a City initiated rezoning with the concurrence of the principals in the Southwestern Reserve Corporation.

The Chairman opened the hearing to the public. No comments for or against the City initiated rezoning were heard. There were no comments from the Planning Commission.

MOTION: Mr. Siler moved to approve and recommend to Council the rezoning from R-3 to R-1. Seconded by Mr. Baker. Approved unanimously.

UNFINISHED BUSINESS

Olympic Industrial Park Record Plan.

The Record Plan for Olympic Industrial Park, Sec. 1, located east of Bigger Road was tabled at the last meeting. Subsequently, a meeting with ODOT, District 8 has indicated the State has no concerns about the building structure portion; however, there are concerns about the street dedication. It was concluded that a workshop would be necessary for this project.

NEW BUSINESS

1. Request by Beacon Hill, Section 2 for approval of a Record Plan was withdrawn.

2. Request by Wrens Cross, Section 1, for approval of a Record Plan located east of existing Kimbary Drive in Washington Township.

Mr. Reynolds presented slides and details of Record Plan of Wrens Cross, Sections 1 and 2. A discussion followed concerning sidewalks and storm sewer problems. Mr. Schab read recommendations regarding the two Sections. A representative from Mid-American Building Corporation was not present at the time, and Mr. Baker suggested that both Sections be tabled.

MOTION: Mr. Baker moved to table the items. Seconded by Mr. Tate. Approved unanimously.

Mr. William McCrabb of Mid-American entered the meeting. Mr. Baker made the motion to remove Wrens Cross, Sections 1 and 2, from tabling. Seconded by Mr. Tate. There was discussion with Mr. McCrabb regarding the storm drainage question.

A motion was made by Mr. Tate to approve the Record Plan for Section 1, subject to a performance bond of \$99,500 and an inspection fee of \$380.60. Seconded by Mr. McSherry. Approved unanimously.

3. Request by Wrens Cross, Section 2, for approval of a Record Plan located east of existing Kimbary Drive in Washington Township.

A motion was made by Mr. Thill to approve the Record Plan for Section 2, subject to a performance bond of \$52,000 and inspection fee of \$210.40.

MOTION: Mr. Thill moved to approve the Record Plan for Wrens Cross, Section 2, subject to the performance bond and inspection fee. Seconded by Mr. McSherry. Approved unanimously.

4. Request by Pellbrook Farms for a Revision of approved Preliminary Plan, located west off Wilmington Pike and south off SR 725 (Alex-Bell Road).

It was noted that the first area of change is off Alex-Bell Road consisting of 19 acres and 16 lots owned by Dr. Meng. The second area of concern was John Elwood Drive and the possible relocation of Wilmington Pike. As a result of the realignment, an area consisting of 11 acres and 19 lots would be changed.

Mr. Reynolds made a suggestion that if the lots located along Alex-Bell Road are approved, they be approved subject to the four interior lots having turn-arounds in the front yards and the corner lots having the driveways not exiting onto Alex-Bell Road.

There was discussion concerning the bridge on Alex-Bell Road. Mr. Schab had talked with a representative from the State Department of Highways and reported that they have plans to replace the bridge. It will be either late next year or 1978.

Mr. Schab pointed out that the intersection of Wilmington Pike is in Bellbrook. Mr. Schab is Chairman of the Task Force studying Wilmington Pike.

MOTION: Mr. Tate moved to approve the Preliminary Plan subject to the turn-arounds on the four lots facing Alex-Bell Road; the two end lots having their access way on the side lots and not on Alex-Bell Road, and subject to the findings of the Joint Task Force on the relocation of Wilmington Pike and the alignment of John Elwood with Bellemeade Drive. Seconded by Mr. McSherry. Approved unanimously.

5. Request by Southpoint Two, Section 2, for approval of a Record Plan, located east of McEwen Road and south of Alex-Bell Road in Washington Township.

The Record Plan of Southpoint Two, Section 2, was reviewed by the Planning Commission. The project consists of 16.7 acres and 30 lots. Mr. Reynolds stated that no negative responses were received from various agencies on this project.

MOTION: Mr. Baker moved to approve the Record Plan for Southpoint Two, Section 2, subject to a performance bond of \$81,350 and an inspection fee of \$351.50. Seconded by Mr. Thill. Approved unanimously.

6. Request by Sambo's Restaurant for approval of a Site Plan was withdrawn.

7. Request by Meadows Professional Center for the reduction of performance bond.

There was a discussion concerning the reduction of performance bond for the Meadows Professional Center. Mr. Schab feels that \$1,500 would be enough to take care of the problem. The bond is now approximately \$30,500.

MOTION: Mr. Tate moved to reduce performance bond to be determined at such time as problem of storm sewer is resolved. Seconded by Mr. Baker. Approved unanimously.

The next regular meeting of the Planning Commission will be June 29, 1976, at 7:30 p.m.

A Workshop Session will be June 8, 1976, at 7:30 p.m.

The meeting was adjourned at 10:10 p.m.

