

CENTERVILLE PLANNING COMMISSION

Workshop Session

August 17, 1976

7:30 p.m.

The meeting was called to order by Mr. Tate at 7:35 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dennis Donnellan, Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Roland McSherry, Mr. James P. Hickey (as noted), Mr. Michael V. Thill (as noted). Also present: Mr. Garth Reynolds, City Planner, and Mr. Karl M. Schab, City Engineer (as noted).

FRAZEE REZONING

Mr. Frazee stated the handout he had given to the Commission at the last general meeting had an error in reference to the curb cut: the handout stated it was 85' wide but should be 58'.

Mr. Frazee showed a drawing of the City's proposal of a curb cut on the Frazee property, Virginia Avenue and Weidner Lane, with an alley running between the two streets at the rear of the three properties in question. He stated this plan would not be satisfactory to the applicants, since the alley being requested would be wider than Weidner Lane.

Mr. Hickey arrived, 7:38 p.m.

Mr. Jacoby, owner of the property on the corner of Virginia Avenue and Franklin Street, showed how his present curb cut on Franklin Street is in the curb cut for Virginia Avenue, which makes it difficult to get out of the driveway because of the traffic. Mr. Reynolds pointed out the City would recommend closing this present curb cut on the Jacoby property and moving it to the south end of the Jacoby property on Virginia Avenue.

Mr. Frazee stated the City wanted him to move his curb cut away from the intersection of Franklin Street and Virginia Avenue and possibly use an S-shaped driveway on his property, however, he felt this would present confusion to cars turning into his property and slow down the flow on Franklin Street too much. Mr. McSherry stated moving the curb cut from his present location would not be that effective because it would still be only 30' from the intersection from where it is now.

Mr. Reynolds pointed out the curb cut needs for businesses which could fall under the APD zoning would be different than for R-3 type uses, and that once a property is zoned APD the Commission has no control over what business goes in.

Mr. Tate questioned if all access from Franklin Street could be removed and make it from Virginia Avenue only. Mr. Hickey stated all property, business or residential, cannot be denied access to the street.

Mr. Thill arrived, 7:45 p.m.

Several homeowners in the area being discussed were present. The owner of the property to the south of the Jacoby property, on Virginia Avenue, stated the problem with putting an alley at the south end of the three properties is the present traffic on Virginia Avenue is congested with the school buses, the delivery trucks to the bicycle shop located across the street, and people stopped for the traffic light on Virginia Avenue. Mr. Reynolds stated the alley is not being considered by the Commission, but was merely a suggestion by the City to the applicants.

Several homeowners expressed concern that changing the zoning would downgrade the neighborhood and their properties. Mr. Frazee pointed out that he originally had not wanted APD zoning, however, the city had stated they did not want spot zoning, i. e., the R-3, in a primarily APD/commercial district.

Mr. Tate stated the APD has so many uses he would prefer to leave the zoning R-3, which restricts the property to special uses. The amount of traffic generated by these three properties is not a consideration with the present load on Franklin Street of thousands of cars a day already.

An owner on Weidner Lane asked if an alley were put in, or parking spaces, what would happen to all the water during a rain, would it flood the properties behind. Mr. Reynolds stated an alley was not being considered but if it were the drainage of the three properties would have to be approved by the City.

Mr. Tate thanked the residents for coming and stated the issue would be voted on at the public hearing August 31, 1976.

#### DONWOOD HEIGHTS

Mr. Reynolds stated the record plan for this development was approved by the Commission some time ago but nothing has been done to the land since then. Since part of the land lies in Kettering and part in Centerville, the Commission will only be concerned with the 25' in Centerville, particularly in the area of screening to separate this land from the residential area adjacent to the property. The Commission previously approved this screening and Mr. Reynolds sees no reason not to this time.

#### BLACK OAK FOREST

Mr. Reynolds showed the preliminary plan which had been approved previously by Commission and showed how the developer proposed changing the streets. They want to cul-de-sac one of the two streets which enter Clys Road, specifically the one that would line up with Compark Drive. The developer has the right of first refusal on the land adjacent to the section under discussion, and if they buy this land and develop it, they would extend the present streets through that property and then exit to Clys, making the spacing between streets entering Clys Road further apart.

Mr. Reynolds stated from the Planner's point of view there is no assurance the adjacent land will be developed by the same people and that the ingress and egress to this particular development should be considered as it is now presented. Mr. Schab agreed.

An informal poll taken by Mr. Tate indicated four members of the Commission would be in favor of making a cul-de-sac of one of the streets which presently is shown to enter Clio Road, however, not the one which will eventually line up with Compark Drive.

#### CITY BASE MAPS

Mr. Reynolds showed the city's newest planning maps, copies of which will be presented to the Commission members.

1. Zoning map of Washington Township, Centerville and Kettering.
2. Street map of the entire Township and a portion of Kettering, which will be reduced for the general public's use and has an alpha-numeric guide.
3. Thoroughfare map of the Township, which can be laid over the street map for emphasis. Commission requested the proposed I-675 be indicated on the map.

Mr. Reynolds suggested another workshop be held in September on the zoning ordinance and gave the Commission a rough draft.

Mr. Schottmiller moved to adjourn the Workshop. Seconded by Mr. Hickey. Carried unanimously.

*Elmer Tate*