

CENTERVILLE PLANNING COMMISSION

Workshop Session
October 12, 1976

Mr. Tate called the meeting to order at 7:30 p. m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Dennis Donnellan, Mr. Jeffrey T. Siler, Mr. Roland McSherry. Absent: Mr. Michael Thill, Mr. James P. Hickey. Also present: Mr. Garth Reynolds, Mr. Robert Farquhar, Mr. Karl Schab, Mr. John Dunathan.

Mr. Tate set for public hearing the record plan of Donwood Heights on October 26, 1976 at 7:30 p. m.

Mr. Tate set for public hearing Section 10c of Ordinance 101.958 pertaining to fees for October 26, 1976 at 7:30 p. m.

Mr. Tate set for public hearing Section 25 of Ordinance 15-61 pertaining to filing fees on October 26, 1976 at 7:30 p. m.

APD

Mr. Reynolds reviewed the last regular meeting pertaining to the APD and the points presented by Concept West Civic Association. He stated it would still be the staff's recommendation to maintain the B-1 zoning inside the APD.

Mr. Farquhar pointed out the initial philosophy behind the original APD zoning was if proper controls were maintained, business and residential could exist side by side. Esthetics cannot be zoned but the B-1 zoning would allow control whereas conditional zoning would not allow architectural control.

Mr. Jerry Cash, member of the Concept West group, stated his concern was primarily with the mapping of the APD which included side streets off Franklin Street, such as Virginia Avenue and Wiedner. He stated his concern was not for the esthetics along Route 725 but for the problems caused by having property abutting the APD. He said the master plan shows Washington Township to be special use along Route 725 and with extension of the APD down side streets small businesses could eventually come in and the side streets are not designed to carry the traffic.

Mr. Tate reminded the Concept West group the APD has been in effect four or five years and the purpose of the proposed revision is to tighten the controls.

Mr. Loren Ganon, member of the Board of Architectural Review, stated he felt the preamble of the ordinance leaves the city open for law suits because it implies regulation of esthetics.

Mr. Jerry Cash stated the new APD ordinance does not impose the zoning standards under R-1, R-2, R-3 or B-1 on the AP District. Mr. Tate said the commission would make sure all provisions of Centerville's regular zoning ordinances apply to the APD.

Mr. Hubert Ware, who lives behind Friendly Ice Cream Store, stated zoning should take into consideration the noise level caused by businesses.

Mr. Cash stated if the APD were limited to 1 lot depth off Franklin Street there would be no problem from the neighboring residents. Mr. Tate said he would ask the BAR to make their recommendations regarding the APD boundaries, both to the north and south of Franklin Street.

Ms. Martha Royce stated Concept West's group was also concerned about the section on appeals as it was not clear on the procedure to follow, whether an aggrieved party or an applicant who wishes to appeal. Mr. Tate stated the appeals section would be reworked so it is clearer and then the zoning commission could go ahead with the ordinance to get it to Council; the redrawing of the APD boundaries will take longer.

Mr. Jim Georgekes, owner of Independence Square, stated he hoped this ordinance would be fair to small businesses wanting to come into the area, and parking is a primary concern and some places would be conducive to parking in the front.

Ms. Royce stated there is no place in the new APD ordinance which states that parking is to be located in the rear of the building. Mr. Reynolds stated it should be covered under the site plan ordinance and will check to make sure it is.

Mr. Reynolds stated the section pertaining to signs will be coming up and deals with size requirements, ground mounting, temporary window displays, and regulation by the BAR.

Mr. Ganon pointed out in Section 7b there is an incomplete sentence, and the word "allowed" should be added.

Mr. Tate stated to take into consideration the various changes presented pertaining to the APD he would set another workshop session for October 19, 1976 at 7:30 p. m. in the Council chambers, with the Board of Architectural Review.

BLACK OAK ESTATES, Section 4 Record Plan

Mr. Robert Archdeacon, representing the developer, stated the applicant is requesting a variance in set back from 35' to 25' because the lots drop off in the back rather steeply.

The commissioners indicated negative response to this request as this shorter set back would not allow for cars parked in the driveway.

WASHINGTON CREEK Preliminary Plan

Mr. Archdeacon stated Sections 1 thru 4 of this project have been developed and they are now ready to go into the last section, however, the Park Board has requested they relocate Rook Road since they have acquired some land adjacent to the project and extension of the proposed road would divide the park. Mr. Archdeacon showed a drawing of a proposed location for the road which would extend through the George Smith land. He stated on the other side of the park land a school is planned and his road could be laid so it will eventually feed into the school.

Mr. Reynolds stated he would contact the School Board to see how they felt about this road.

BLACK OAK FOREST

Mr. Pennick stated they have not heard back from HUD regarding the flood plain yet.

Mr. Reynolds stated the developer is requesting the curb abutt the sidewalk in the cul-de-sac areas in order to achieve the 45' diameter requirement. Mr. Dunathan said he could not see a problem there.

Mr. McSherry stated he could see no reason to have a 6-10 car parking lot in a neighborhood park, and that for the volume of people using the facility there would be enough parking on the street.

Mr. Reynolds stated the applicant will need a decision on the cross-over for the environmental channel which would be between the two one-way streets running on either side. An informal poll of the commissioners indicated they would require a cross-over. Mr. Tate stated it would only have to be 12' wide, allowing for one car to cross at a time.

WOODMAN LANES

Mr. Archdeacon asked if the area they requested be zoned B-2 were changed to be R-4 if the commission would consider that favorably. The commission indicated it would. Mr. Reynolds pointed out the density would be less than with R-3.

Mr. Reynolds also reminded the applicant that curb cuts on Clyo Road will be limited and any design should take this into account.

MISCELLANEOUS

Mr. Reynolds stated the RPUD is before council for consideration. Zoning ordinances R-1, R-2, R-3 and R-4 are ready and R-5 is almost ready. A section to the General Provisions is being added to cover recreational vehicles.

Mr. Reynolds stated the budget for 1977 is being prepared.

Chas Tate