

CENTERVILLE PLANNING COMMISSION

Special Meeting
December 7, 1976

Mr. Tate called the meeting to order at 7:40 p.m.

Attendance: Mr. Dennis Donnellan, Mr. Michael V. Thill, Mr. Jeffrey T. Siler, Mr. James P. Hickey, Mr. Roland McSherry, Mr. George J. Schottmiller, Mr. Elmer C. Tate, Jr. Also present: Mr. Garth Reynolds, City Planner.

PUBLIC HEARINGS SET

Mr. Tate set the following for public hearing on December 28, 1976 at 7:30 p.m. to be heard concurrently.

(1) Request for setback variance for Paul E. Lapp for property located in Pelbrook Farm Section 4 at the intersection of SR 725 and Pelbrook Farm Road.

(2) Rezoning of Whispering Hills from WT R-4 to Centerville R-1, property located on south side of East Whipp Road, east of SR 48 and north of Alex-Bell Road.

UNFINISHED BUSINESS

1. Washington Creek - Preliminary Plan

Mr. Archdeacon, speaking for the developer, stated he had met with the representatives of the Park Board, School Board and city and hoped to have an answer back from them regarding extension of a road from his project to the school before the December 28, 1976 Planning Commission meeting so the item could be removed from table and voted on. No action was requested at this time.

2. Walnut Grove - Preliminary Plan

Mr. Reynolds stated he was sending a letter to TCC and Montgomery County regarding the request by the developer to bring a new road entrance onto SR 48 at a location where there are several other T type intersections nearby.

Mr. Foster and Allen Haas of Walnut Grove Land Company stated they had prepared an alternate plan to the one previously presented which would make one two-lane entry from SR 48. Mr. Foster stated he understood Bowden Road was being bonded which might mean it will be brought up to Centerville's requirements.

Mr. Reynolds asked if Washington Township will go with 35' set backs as shown and Mr. Foster said they would have room to make them 50'.

3. Wedgewood Place - Preliminary Plan

Mr. Reynolds advised the item has been withdrawn as the City of Moraine is now claiming three-mile jurisdiction and will be reviewing this project under this rule.

4. APD Ordinance, Section 31 of No. 80-71; Section 32 of No. 15-61; and Ordinance 28-73.

Mr. Reynolds advised the variance procedure is still being worked on. He met with the Board of Architectural Review and they are not clear on what their jurisdiction will be.

Mr. Donnellan asked what restricts four businesses on one property from putting up four signs of the free standing type. Mr. Hickey stated he felt section H reads they can put up one sign per property. Mr. Reynolds said he would look at that section to clarify.

Mr. Archdeacon stated he remembered when the City Council dismissed the Board of Zoning Appeals several years ago and then gave power to the Zoning Commission. He said that although the Planning Commission is now acting as the Board of Zoning Appeals the two entities have separate powers. He said the original ordinance refers to certain powers of the BZA but the new amendment refers to the Planning Commission's powers.

OTHER BUSINESS

1. Whispering Hills

Mr. Wahbe stated he came to the meeting to answer any questions which may have come up and to present the questions brought up by the City Council. He said they discussed whether the developer should put a walkway over the railroad tracks located on the property to go to the school on the adjacent property. Mr. Wahbe pointed out there is a possibility the walkway would never be used since school buses would be available, plus it is not their property to do anything with since the railroad has a wide right-of-way through the property on either side of the tracks. He also pointed out the elevations in that area were excessive, 12.86%, so it was not practical to extend the road, plus they would have to take out many trees.

Mr. Wahbe said the City Council also expressed concern about the width of the main street extension which is shown as 20' wide. The Council felt it should be 28' to allow one lane for parking. Mr. Wahbe said he felt this extra width was not needed and would be an unnecessary maintenance cost to the City since they would not be getting maximum use of the street. He said he felt parallel street parking was dangerous with cars pulling out of driveways and where the street parking would provide 32 parking spaces, parking in the clusters would provide 22 parking spaces.

Mr. Reynolds said the fire department is still studying the plan. Mr. Donnellan said he thought a fire truck could have to go off the road to get around a car on a 20' wide road and get stuck in the soft earth. He said he did not believe the fire department could get in if the streets are that narrow, especially if someone were having a party and cars were parked along the street.

Mr. Wahbe said adding additional parking spaces near the clusters will be considered in the final plan.

Mr. Hickey asked about the length of the cul-de-sac and Mr. Reynolds said when the zoning has been changed then the developer can request a variance of the length of the cul-de-sac.

Mr. Hickey asked about the turning radius of the cul-de-sacs and Mr. Wahbe said they were all the minimum or more.

Mr. Reynolds said the fire department was concerned about the courtyard areas and access to the fire hydrants. Mr. Wahbe said these areas could hold heavy fire equipment but were not designed for regular traffic.

Mr. Tate stated he felt some plan should be considered for the walkway over the railroad tracks to anticipate future need. Mr. Archdeacon, an engineer, suggested an easement be provided should this need arise in the future.

2. Zoning Ordinance 15-61

Mr. Tate opened the Public Hearing of this item.

Mr. Reynolds reviewed the changes made to sections A and B of this ordinance which sets up the procedure for a variance request and tells how it can be used.

Speakers for or against: None.

Comments of Commission: Mr. Thill moved to recommend approval of the amendment of Section 23 D(3) of Ordinance 15-61 pertaining to variances. Seconded by Mr. Schottmiller. Approved unanimously.

3. Mr. Reynolds requested a workshop be scheduled in January. Mr. Tate set a workshop session for January 11, 1977 for 7:30 p.m. to go over the zoning ordinance.

Mr. Thill moved to adjourn the meeting. Seconded by Mr. Donnellan. Approved unanimously.

