

MINUTES OF REGULAR MEETING
OF
CENTERVILLE PLANNING COMMISSION
September 28, 1976

The meeting was called to order by Mr. Elmer C. Tate at 7:30 p.m.

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

Mr. Schottmiller moved to accept the minutes of the August 31, 1976 Planning Commission Meeting as written. Seconded by Mr. Donnellan. Approved unanimously.

Mr. Siler moved to accept the minutes of the September 7, 1976 Work Session and the minutes of the September 7, 1976 Special Meeting as written. Seconded by Mr. Hickey. Approved unanimously.

Mr. Donnellan moved to accept the minutes of the September 14, 1976 Work Session and September 14, 1976 Special Meeting as written. Seconded by Mr. Thill. Motion carried. Mr. Hickey and Mr. McSherry abstained.

PUBLIC HEARING SET

Mr. Tate announced a request for variance of the front yard requirement on the property of Ronald D. Honeycutt, 121 Cushwa Drive, would be heard October 26, 1976 at 7:30 p.m.

COMMUNICATIONS

1. Mr. Reynolds announced the staff is putting together the 1977 budget and it should be ready in a week or two.
2. Mr. Reynolds announced the City may submit the Maple Street improvement project for funding under the Local Public Works Bill and if accepted, no matching funds from the City would be required.
3. Mr. Thill asked if Mr. Reynolds had checked to see if signs could be changed without the Planning Commission's approval. Mr. Reynolds stated the owner could change the face of the sign if the use of the building had not changed and if the overall dimensions of the sign have not changed. He said the new zoning ordinance would cover this type of situation in more detail. Mr. Hickey stated he would like to see the reading of the present ordinance, and Mr. Reynolds will supply a copy.
4. Mr. Donnellan asked if the burying of propane tanks had been checked. Mr. Schottmiller stated he had found that they cannot be buried because the weight of the propane being heavier than air will remain in the ground in cracks and crevices.
5. Mr. Tate stated he had received a letter from Mr. Ralph Bender of the National Forensic League requesting permission to put up temporary signs advertising a children's theater from September 29 to October 10, 1976. Mr. Tate wrote a letter approving his request.

PUBLIC HEARING

Mr. Reynolds reviewed the study of Section 31, No. 80-71 Architectural Preservation District, Section 32 of No. 15-61, and Ordinance No. 28-73, Exempted Signs. He stated the most significant changes were in the APD ordinance which was restructured to be more specific in all areas, such as permits, curb cuts, specifications and other items. Another change allows the Planning Commission to review a plan at the same time the Board of Architectural Review is studying it to allow faster processing. The sign ordinance does not deal with the architectural aspects but only with where it is to be located and how large it is to be.

Speakers in favor: Mr. Jim Gallagher, Chairman of the Board of Architectural Review. He stated the Board felt the overall plan was good and had taken into considerations the shortcomings of the old ordinance. He stated the details of the sign ordinance still need to be worked on, but the Board endorses the ordinances in general.

Speaker in opposition: Mrs. Wilma Crest, Chairman of the Concept West Civic Organization: Her group had gone over the proposed ordinances and felt there should be some provision to protect the residential areas which will border the APD. Other items they felt should be given further consideration included: changing B-1 zoning to conditional use; setting performance standards, such as density for multi-family units; being more specific on details of who governs what; clarification of the section on appeals. She recommended tabling action on the ordinances until their recommendations could be considered.

Claudette Cash, 80 Lynn Rae Circle: Supports study by Concept West and added the old ordinance required parking in the rear of a building only, however, there is nothing spelled out in the new ordinance. She stated the new architectural standards are very good.

Mrs. Herb Mason, 70 Virginia Avenue: The area she lives in is all residential, however, it is shown on the map as part of the APD. The entire area could become business and it would decrease her property's value.

Mr. Reynolds suggested the Commission defer action until a workshop session to discuss the proposed changes and also work out the details of the sign ordinance.

Mr. Tate set a workshop for October 12, 1976 at 7:30 p. m. in the City Building to discuss further the subject ordinances.

Comments by Commission: Mr. Hickey stated the ordinances had been worked on for some time by the Commission and Council, and a workshop just to explain the ordinances to the public was not necessary. Mr. Tate stated the details of the sign ordinance are not worked out yet and the Concept West could come to that workshop for discussion of the ordinances. He stated the purpose of the ordinance is to protect the APD, not for the proliferation of businesses.

Mr. Thill moved to table action on the APD ordinances until after a workshop session on October 12, 1976. Seconded by Mr. Schottmiller. Approved unanimously.

UNFINISHED BUSINESS

Woodman Lanes and David L. Meeker Rezoning: Mr. Reynolds stated no action is to be taken at the present time as the Recreation Board is still formulating their recommendations on the property.

Frazee Rezoning

Since no representative for the applicant was present, Mr. Joe Flannagan, assistant to Mr. Reynolds, telephoned Mr. Frazee, who requested the Commission take action on his request.

Mr. Thill moved to remove from table the Frazee rezoning request. Seconded by Mr. Donnellan. Approved unanimously.

Mr. Thill moved to deny the request for rezoning from R-3 to APD the property located on the south side of Franklin Street between Virginia Avenue and Weidner Lane. Seconded by McSherry. Approved unanimously.

R & R Development: Mr. Reynolds presented the preliminary plan for review by the Commission and stated the approval of this plan was being sought at this time so the access roads and right of way on the proposed Clys Road could be shown on the Clys Road engineering drawings.

Mr. Hickey asked if the variances on the industrial zoning have been taken care of, and Mr. Reynolds said once the preliminary plan is approved the variance of the lot line can be worked out. Mr. Thill asked about the location of the park, and Mr. Reynolds stated this also could be worked out in a future step.

Mr. Thill moved to accept the preliminary plan as presented and to pass it on to the Centerville City Council. Seconded by Mr. Schottmiller. Approved unanimously.

King's Grant Subdivision, Section 2:

Mr. Reynolds stated the plan is as discussed in the last workshop session, however, the Park Board expressed concern that the park area is not set back 100' from the lot line if a baseball diamond is put in. There were no negative comments from the Fire Department.

Mr. Donnellan stated the Park Board did not have to put in a baseball diamond, and this should not be a consideration which would hold up approval of the plan.

Mr. Schottmiller moved to accept the preliminary plan of King's Grant Subdivision, Section 2, as presented. Seconded by Mr. Hickey. Approved unanimously.

Olympic Industrial Park: Mr. Reynolds stated there was nothing ready to discuss on this project.

NEW BUSINESS

Hawthorne Hills, Section 2: Mr. Reynolds stated this project has been in litigation and the preliminary plan has lapsed. The applicant is now changing this plan and it is not ready for action.

Mr. Thill moved to table action on this Hawthorne Hill, Section 2, request. Seconded by Mr. Hickey. Approved unanimously.

Black Oak Forest, Section 2: Mr. Reynolds showed the record plan for Section 2 and stated the recommendations of the Park Board were: the developer should provide 75' of rip-rap where the drainage enters the park; the developer should grade and put in a base for a parking lot 60' x 200' in the area adjacent to the park for parking 40 cars; the developer should put in a 4' concrete access walk from Ambridge to the parking lot with steps in certain areas.

Mr. Reynolds also stated he had just received the Fire Department's comments and had not reviewed them yet. He has not received anything from HUD concerning the flood plain zoning, nor their decision. He said the developer has contacted HUD to try to speed up approval, however, since this is the City's first flood plain situation he would like to see what HUD bases its decision on before approving the applicant's request.

Mr. McSherry stated the concrete walk would destroy the naturalness of the park since it is to be a nature park and the large parking lot is excessive. Mr. Schab stated he attended the Park Board meeting and they wanted the land prepared for a parking lot but did not plan to use for parking at the present time. He said the Board thought they would ask the developer to put in the base for the parking lot instead of grading the entire playground area.

Mr. John Lefforge, representing the developer, stated the developer had provided a deed in trust on the agreement they would put in a walkway and rough grade some of the park area, but they did not agree to put in a parking lot, nor did they agree to grade the entire park area.

Mr. Marion Penick, Engineer, stated after several attempts he has located the proper person at HUD to review the flood plain situation and has sent them the forms they requested. He would expect their decision in the next week. Mr. Reynolds said he would rather the commission wait for this decision before acting on the record plan.

Mr. Reynolds stated the developer would like to change the street running along the environmental channel to an 18' one-way street on each side of the channel. His recommendation would be 20' wide, to conform to the access roads along Clio Road. He also felt there should be a cross-over to serve the middle lots along the street from a convenience standpoint. The curb on the ditch side should be the barrier type, not rolled.

Mr. Reynolds stated the Fire Department did require the cul-de-sac diameter be 90' and the developer said he was willing to comply.

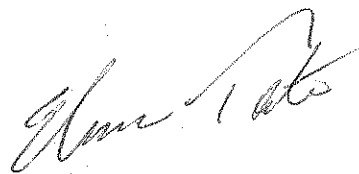
Mr. Penick stated the proposed one-way street should not present a problem but to put in a cross-over would cost about \$10,000 since it would have to be over a 96" pipe, and the pipe would restrict the flow of water along the ditch.

Mr. Reynolds stated the staff would recommend going with a two-way street from the service standpoint if no center cross-over is provided. Mr. Lefforge stated the length of street does not exceed block requirements of 1200'.

Mr. Schab stated he wants to look at the drainage again since the property to the north is industrial and this was not taken into consideration originally; also, bond will have to be set.

Mr. Tate stated the Black Oak Forest record plan would be discussed at a workshop session October 12, 1976 at 7:30 p.m. and if everything can be worked out at that time a special public meeting would be called to vote on the record plan.

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

A handwritten signature in cursive script, appearing to read "Dan Tate", is written in the lower right portion of the page.