

CENTERVILLE PLANNING COMMISSION

Workshop Session

September 7, 1976

Mr. Tate called the meeting to order at 7:45 p. m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. James P. Hickey, Mr. Jeffrey T. Siler, Mr. Michael V. Thill, Mr. Dennis Donnellan. Absent: Mr. Roland McSherry. Also Present: Mr. Garth Reynolds, City Planner, Mr. Karl M. Schab, City Engineer; Mr. John W. Dunathan, Director of Parks and Recreation.

Woodman Lanes and David L. Meeker Rezoning

Mr. Robert Archdeacon of Woolpert Engineering, representing the developer, reviewed the application for rezoning and stated the parcel involved has been divided into six areas which will be treated separately and voted on separately.

The first area in the northwest corner of the parcel is currently zoned industrial and the request is to change to B-2. Mr. Archdeacon stated since this falls on a major intersection and the area to the north of the intersection is already B-2, this would be a natural area for neighborhood business. Mr. Reynolds stated the overall plan for this area calls for residential and would recommend keeping all the businesses along Wilmington Pike since it will eventually link with I-675.

Mr. Hickey questioned is the section to the east of the industrial section, north of Clio Road, should be zoned R-4 since it will abutt the industrial area and might be undesirable. Mr. Archdeacon pointed out the property to the north is zoned in this manner and their plan is a continuation of that zoning.

Mr. Reynolds stated that since the remainder of the proposed rezoning contained R-2 and R-3 but no R-1 that the applicant go to a PUD.

Mr. Archdeacon explained the developer's intent to leave the natural drainage system in tact with feeder pipes off the individual lots to carry the surface water. Mrs. Heinz questioned if this increased the amount of water in the present creeks. Mr. Archdeacon stated it would but there would be only slight erosion caused by this increased flow, and the drainage onto the land to the south would be at a much slower rate than if the parcel were piped to the lot line and then dumped into this adjacent land.

Mrs. Heinz asked if only the area to the north east would be given for a public park or would all the natural areas; if only the five acres, this would be small in relation to the size of the parcel. Mr. Archdeacon said this park area would abutt the park area in the property to the northeast and possibly the adjacent property, when developed, would fill in their section with park to end up with a 10-15 acre park.

Mr. Archdeacon stated what would be done with the green space is yet to be decided. He presented three ways it could be maintained: (1) by keeping the green space for the neighboring residents only, to be paid for by them; (2) by dedicating them to the City and have them open to the public; (3) or make the entire area a drainage district whereby the city would maintain the green space and then assess the homeowners for the cost.

Mr. Reynolds recommended further discussion at the next workshop.

Frazer Rezoning

Mr. Reynolds advised Mr. Jacoby, one of the three applicants, had requested the Commission take action on their request for rezoning without further discussion at the workshop.

R & R Development Company

Mr. Rippe and Mr. Rodenbach, representing the developer, showed the preliminary plan for their project. A section of the proposed Cloyo Road is zoned for doubles, which means access onto Cloyo every two lots. Mr. Reynolds stated since the final engineering is being done for Cloyo Road at this time, he has been working with the developer to reduce the number of access points onto Cloyo Road by putting in a frontage road to run parallel and in the same direction as each side of Cloyo.

Mr. Reynolds stated Cloyo will be 90' wide, divided, with intersection cross-overs. The lots on the south side are 160' deep, the roadway easement would be 13', leaving 27' for building set back front and back, with 84' for building. Mr. Schab said the 13' should be 22', from center of Cloyo to back of sidewalk would be 67'. With this easement the lot size would not meet zoning requirements.

Mr. Reynolds stated the Commission should direct R & R if the frontage road would be desirable on the south side of Cloyo, then take into consideration the north side. In order to put the frontage road on the north side, where the lot size is only 135' deep, R & R would have to take away some of the land which is zoned industrial to the north to enlarge the lots or go to 4-family buildings on the present size.

Mr. Rippe stated they would be willing to dedicate this industrial area as a park rather than the planned southwestern corner as it would be a larger area. Mr. Reynolds stated this is the reason he is bringing up the matter now because the Woodman Lanes property abutts the southwestern corner of the R & R land, and the parks can be laid out at the same time.

Mr. Dunathan stated the park located in the north west corner of the R & R land would abutt the industrial zoning and would be good for ball parks. Mrs. Heinz stated larger parks create problems because they are not neighborhood types and residents complain. The smaller parks service the areas immediately around them and do not attract outsiders.

Mr. Tate stated the Commission should be shown an overall plan for the parks in that area to determine placement of parks on the R & R and Woodman Lane projects.

The Commission indicated no objection to making the lots on the north side of Clyo larger by taking from the industrial land, and no objection to putting up 4-family units if the density is not increased.

Mr. Schab showed drawings of the proposed Clyo Road and said the sanitation lines are being drawn; the project should be let for bids in approximately four weeks. The grade off Alex-Bell Road will be 8%.

Mr. Donnellan asked if a truck would have room to stop coming down the hill to Alex-Bell Road. Mr. Schab indicated the grade is gradual and there should be ample room.

King's Grant Subdivision, Section 2

Mr. Joseph Rengers, the developer, stated the preliminary plan had been tabled because all the information necessary at the time was not available. The area was zoned Washington Township special use, and the 24' wide street without curbs is acceptable to Washington Township but not Centerville. Section 2 involves 23 acres and the width of the access road is 24' wide because of 100 trees along either side. This road would be strictly for access to the area and no homes would be entering onto it. Putting in curbs would kill many low shrubs along the road.

Mr. Donnellan asked if fire trucks could get back into the cul-de-sacs. Mr. Reynolds stated the Fire Department has the plan for review and will send back their comments.

Mr. Reynolds pointed out for the Commission's information that three lots will enter onto Durbin Road and one right on a right-angle curve where there is limited visibility.

Residential Planned Unit Development Ordinance

Mr. Reynolds reviewed changes in the ordinance as proposed at the public hearing. Under 36.04A Mr. Hickey requested addition of "and/or lot(s)" after the word "range" in parentheses.

36.04L The words "preservation of" to be removed.

36.06A Mr. Hickey requested the word "shown" be added in the second paragraph, second sentence, after the words "good cause".

36.08B2 Add "and/or lot(s)" after the word "range" in parentheses.

Mr. Wahby, engineer, stated Sec. 36.07A4i should begin "All general building locations for multi-family structures shall be identified...".

Mr. Hickey stated "nominee" should be added wherever reference is made to the "applicant, his successors and assignees".

Mr. Wahby indicated 36.10B reference to record plan should be changed to "final development plan".

Mr. Wahby suggested the City Planner or City Engineer may authorize minor changes to the development plan provided the overall density is not changed, and then (c) would state if the City Planner or City Engineer deemed the change to be more significant than a minor change or felt the Planning Commission should review this requested change, the Planning Commission may make these changes to the final development plan without requiring a reapplication, provided that the overall density is not increased and that a determination has been made that the proposed changes are consistent with the intent and objectives of this section.

Mr. Tate stated the staff has been delegated other responsibilities and could take on this task, subject to the review of the Planning Commission.

Section 36.12 references Section 36.15

Sec. 36.14A reference should be 36.13.

36.15, Mr. Donnellan stated anything less than 10 acres is being ruled out and feels someone with a smaller area could do an effective PUD. Mr. Reynolds stated the developer can go to Council if smaller, however, Council feels there should be a size minimum. Mr. Hickey stated by adding "more or less" after 10 acres would allow the desired flexibility.

Sec. 36.18A5 Mr. Donnellan asked if the developer goes by sections do the common areas have to be developed all at once or can they be developed by sections also. Mr. Reynolds stated he will put in some sort of sequential development provision.

Mr. Reynolds stated he will change the ordinance to show if the record plan is not acted upon within 90 days it will lapse.

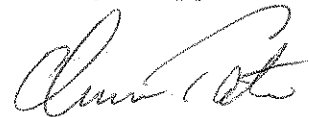
36.18D1 Mr. Hickey questioned the use of "legal" right.

Mr. Tate set the next workshop for September 14, 1976 at 7:30 in the City Building, to work on the zoning ordinances.

Olympic Industrial Park

Mr. Archdeacon, representing the developer, did not have anything new on the development.

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

A handwritten signature in cursive script, likely belonging to one of the individuals mentioned in the text, such as Mr. Tate or Mr. Hickey.