

CENTERVILLE PLANNING COMMISSION

Work Session - Oct. 14, 1975

7:30 p.m.

Those Present: Messrs Tate, McCrabb and Baker & Mrs. Lake. Absent: Schottmiller, Hickey & McSherry. Also present: G. Reynolds, City Planner.

Mr. Tate explained some changes planned for the sequence & procedure of future meetings.

....Mr. Reynolds has been asked to get with the City Attorney and compile a list of specific functions of the P.C. - items that should be covered and items that are not the function of this commission. *

....Public Hearings will be set at the beginning of each meeting

....Roll call will be eliminated

....Votes will be by "yea" or "nay" - negative voters will be identified in the minutes.

....Public Hearings will take place in the following manner:

Presentation of the facts by the City Planner

Presentation by the Developer

Open to the Public

Close to the Public

Comments by the City Planner

Discussion by the P.C. members. (Comments should be withheld until this point of the meeting.) Dialogue with the public and/or developer is discouraged. Questions should be directed through the Chair.

(The above was agreed to by all members present.) *

NEW BUSINESS discussed ---

A tentative agenda was distributed for the October 28, 1975 meeting.
Beacon Hill - Record Plat Review - Washington Twp.

Mr. Reynolds asked if P.C. would consider waiving the sidewalk on one side of Normandy Lane only in favor of a bikeway - blacktop, separate from the street. *

There followed a general discussion regarding sidewalks --

....shouldn't a bikeway be a part of the thoroughfare plan?

....a Bikeway should not be only along a thoroughfare - they should be encouraged on less-traveled streets and green strips

....sidewalks and bikeways should not be done piece meal - there should be a master plan

Mr. McCrabb feels that since Council has given P.C. a mandate that sidewalks be installed on both sides of the street - that they should be on every street. He feels that perhaps there should not be so much individual exceptions taken, that unless there are unusual circumstances regarding topography, sidewalks should be installed.

Mr. Tate feels that with regard to mandates, P.C. has certain prerogatives to make variances in certain circumstances. It was stated that Council cannot override P.C. without a 5-2 majority. Mrs. Lake stated that Council can pass anything they agree on and that the intent of the ordinance should be considered when variances are requested. If P.C. does not agree with what Council has passed, it should be taken up with Council. It was stated that P.C. just makes recommendations to Council, except that P.C. is the final authority within the 3 mile jurisdiction regarding Twp. development. *

Mrs. Lake said that P.C. members have taken an oath to uphold the ordinance and this should be done in all cases other than special exceptions when topography makes sidewalks impossible, as this is the intent.

It was stated that a work session should be held with Council - this will be requested for the second week in November. Mr. Tate plans to attend and each P.C. member should also plan to attend. *

THE PURPOSE of this work session is to determine the objectives of the P.C. for the year 1976 and to discuss items to be taken up with Council. It was discussed at the last meeting that the Planning Dept. should have more manpower to accomplish more and to do this will require additional monies.

Mrs. Lake said she would like to know just what the Planning Department is doing at the present time - she asked if there was duplication in the Planning and Engineering departments. Mr. Reynolds assured her that this is not the case - each department looks at plans to make different determinations. She further stated that since the zoning ordinance is what the City Planner primarily deals with, perhaps nothing else should be done by the planner until this is done. Mr. Reynolds stated that when requests come in from the City Manager, Council, or Citizens, they take immediate precedence. Zoning Ordinances in general should be re-written perhaps every six years and then hopefully amendments will take care of themselves. (At the present time there is an extra typist in the Planning Dept.) The only way the City can get a new Zoning Ordinance quickly, Mr. Reynolds said, is to hire a consultant. P.C. has said that the Ordinance is a priority and Mr. Reynolds said that if Staff and the P.C. can direct a consultant as to what they desire, and if the P.C. can agree among themselves before hand (to shorten the actual time that a consultant is required), the cost of a consultant could be kept to a minimum. It is unrealistic to expect the Planner to write a Zoning Ordinance and maintain the everyday business at the same time. It was stated that the P.C. and Staff must come up with what they want to work from and toward with an ordinance. *

THE DRAFT of the proposed A-P Ordinance was reviewed briefly. Mr. Reynolds explained that the Draft has gone, at the direction of Council, to the B.A.R. for review and is now given to P.C. for their review. Council has made comments which were incorporated in this Draft, but it has not been approved by Council at this point. It was stated that the B.A.R. should probably remain as an Architectural Review board and with this proposed ordinance P.C. functions would be performed by the B.A.R. - and it may not be the intent to have the B.A.R. to function as a separate zoning commission. Mrs. Lake was asked what Council's desires are with regard to the A P District, and she commented that different people want different things. It was suggested that perhaps an official Council decision should be made. Mr. Reynolds commented that this Draft has not been reviewed regarding legal requirements, and he was asked to have this done. It is the general feeling of those present that this matter should be resolved as the Citizens are suffering the consequences of this state of 'limbo'. *

P.C. members are asked to review this Draft and mark it with their comments and/or recommendations for any changes. Mr. Reynolds will ask Mr. Farquhar to review this with regard to legality and the Ohio Revised Code and as to whether or not the City can have two bodies with the same relationship to Council. *

WITH REGARD to the Zoning Ordinance - it should include subdivision regulations, thoroughfare plan, etc., there should be one package available. Mr. Reynolds was asked to research availability of a LOCAL consultant and an estimated cost; pull from the files all variances and re-zonings and determine the nature of same; and to make an outline of the steps as to what should be done sequentially. *

A suggested goal: rough draft by end of 1st qtr. '76 and complete by the end of the 2nd qtr. Mr. Reynolds said this is feasible depending on review time required by P.C. and Council.....i.e. - see if any of what we now have is what we want; formulate what we must have, come up with zoning classifications and determine a budget and timetable based on information to be provided by Mr. Reynolds. A work session will be planned for December. *

Mrs. Lake felt that a consultant was very useful with the recent hiring of a City Manager - Council was given direction. However, she does not feel that a 'team' is required for writing the Zoning Ordinance. Mr. Tate said we are not talking about a 'team', but about hours available (to Staff), time limits and money. Mr. Baker agrees that a consultant is not necessary for this, they feel that Staff should be able to do this. Mr. Reynolds said this is not feasible with the time it takes for everyday business functions. He explained that a consultant is a specialist and will organize what PC wants, and help make it read so that the average citizen can understand it. (The City Attorney will review it to assure its legality but it cannot be written in legal terminology.) Mr. McCrabb said that PC can critique the individual language and the intent, but do not have the expertise (or time) to start from scratch. A consultant would be able to pinpoint any discrepancies. PC would tell the consultant what they want, he would work with Staff and would write it, then PC would review it. (PC would agree on what they want BEFORE the consultant was brought in.) *

AN ACCURATE, up-to-date Zoning Map is essential to the City and although we have gotten miscellaneous things accomplished, this should be a priority. It should incorporate the Twp. and show the boundary lines of the City, the thoroughfare plan, etc. Having this done by the end of '76 was proposed. Mr. Reynolds said this cannot be done by Staff, the City does not have the equipment to draw an accurate street map. Mr. Reynolds was asked to investigate the possibility of a local developer who may already have all or most of what we would require and determine if they would draw up this map and what the cost and estimated time to complete would be. *

Mr. McCrabb brought up the subject of sewers - it has been the understanding of some that this was something that was handled by the County and the City had no jurisdiction. Mr. McCrabb said that the County does not do anything with sewers - just sanitary and

water. He said that a lot of the sewer system is over 15 years old in the City and we are taking new pipes, properly sized, and trying to put it through old pipes of unknown size. There is a lot of measuring in manholes, he said.

Mr. Tate said that Mr. Farquhar has said water and sewers are out of PC jurisdiction. Mr. Reynolds said they are out of PC jurisdiction but PC can make recommendations to Council. Mr. McCrabb said that we have contracted with the County to provide us with water and sewer and part of that contract was that they were able to make the demands on pipe sizes, etc. - that still does not say that we do not have the right to say what we want or recommend. Mrs. Lake thought PC did not have any say whatsoever. Mr. Reynolds was directed to fine out the facts regarding sewer jurisdiction * from Mr. Farquhar.

A MASTER PLAN for the City and Twp. is desired. There was a brief discussion regarding the previous Master Plan and that it has not been used as (apparently) it was felt that it was not workable. There was some question regarding the duration of the three-mile jurisdiction. It is felt that this is in effect until such time as the City might decide to become a Twp. or visa-versa.

PC MUST DECIDE WHAT THEY WANT DONE DURING THE NEXT YEAR AND WHAT THEIR PRIORITIES ARE. *

Mrs. Lake requested that the Agenda be provided to PC members prior to each meeting, including work sessions.

Next Regular Meeting - October 28, 1975.

Meeting adjourned at 9:45 p.m.

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