

CENTERVILLE PLANNING COMMISSION

Regular Meeting - May 13, 1975

7:30 p. m.

Those Present: Messrs Gillingham, McCrabb, Schottmiller & Maxton.

Absent: Messrs Tate & Baker & Mrs. Lake

Also Present: Karl Schab, City Engineer & Garth Reynolds, City Planner.

Communications

Mr. Maxton said that a letter has been received from Harry G. Ebling, President Mental Health Association of Montgomery Co., requesting consideration be given them regarding input or any action taken regarding zoning and/or group homes.

A citizen in attendance asked that the letter be read. Mr. Maxton said that as she was the only citizen in attendance, he would make the letter available for her review.

The members in attendance agreed to have a work session on Tuesday, May 20.

The following items will be on the agenda:

Group Homes - zoning/ordinance

Zoning - on '48 between Zengel Dr. & Alex-Bell Rd.

Zoning - on E. Franklin

Sign Ordinance regarding portable signs *

Planner's Report

Mr. Reynolds said that a letter has been received from Br. R. Patrick Wilson and is available for review.

A letter was received from Thomas J. Sands regarding signs for the upcoming Ox Roast. Temporary signs were approved by Staff for the following locations:

In front of Magsig Bldg - In front of East Bldg. - At Siebenthaler's
- on '725 east of the Magsig Building.

There was a discussion regarding the fact that all temporary signs (15-30 days) should be approved by the City Planner, and not have to come to P. C.

This should be incorporated in the ordinance, Mr. Maxton said.

*Mr. Schab was asked about the present requests for portable signs. He said there are approximately 1-2 applications per month. This type sign is not now allowed in the City and would be removed if they appear.

Mr. Jack Kuhn, Bellbrook Planning Board, has requested information on Centerville's off-street parking requirement. Staff has not been able to comply with this as yet, but will do so soon.

Mr. Bagett, Church of the Nazarene, has requested lot requirements - especially 5 acre lots. This information was relayed to him by staff.

New Business

1. Request by Booher Construction Company to change the layout of the Development Plan of Fox Run project

Mr. Reynolds showed a slide of the first rendition of the plan. They would like to replace the previously-planned two buildings with three different buildings.

Mr. Booher explained that they want to eliminate the 6-7 unit buildings as they now feel there is more need for 5 unit buildings. The new plan would allow them to develop better garage parking, he said. They would retain the colonial architecture. The request also includes an additional curb cut on Overbrook Rd. The area plan was reviewed by the members.

Mr. Schab showed a slide of the TCC plan and explained the future plans for the area streets. Mr. Oaks, of the Kettering Traffic Dept., has advised Mr. Schab that Overbrook Rd. is less heavily traveled (since the removal of the barricade) than was projected. Mr. Schab would prefer that the curb cut not be on Overbrook, however. Mr. Booher said that this driveway would serve only two units.

- * Mr. Gillingham made the motion to approve the changes as proposed for Fox Run by Booher Construction Company. Seconded by Mr. McCrabb
Approved 4-0.

Mr. Booher asked if this plan must now be presented to Council. Answer: No.

2. Rezoning and conditional use request by Mrs. Oakes for a property approx. 200' north of the Main St & Zengel Dr. intersection and on the east side of Main St. This item has already been set for Public Hearing for Tuesday, May 27, 1975.

Mr. Reynolds explained that this is primarily on this agenda to keep P. C. informed as to what has been received by Staff. No formal action has been taken on this, although it was presented informally in December 1974.

3. Request conditional use of 1.2 acres at the northeast corner of N. Main St. & Zengel Dr., by Zengel Construction Company

Items 2 and 3 were discussed at some length. Mr. Reynolds suggested that P. C. consider a discussion session with all of the property owners involved. Access to the middle property is a concern, as is safety regarding number of curb cuts - especially on Rt. '48. The middle property (Mrs. Oakes) is 187' deep and approximately 450' from the edge of the property to the next street (north). TCC has requested that more curb cuts not be permitted in this area. Mr. Reynolds said that in Michigan they have a successful ordinance that permits the City to close off a driveway if a different access pattern is deemed desirable in a specific area.

Mr. McCrabb feels that there should be a zoning request and the zoning amended. It is also felt that it would be better if the individual property owners could come up with a unified approach rather than each developing business with a different approach - there should be coordinated parking for the area businesses.

Mr. Schab said the attorney should be consulted - the owners must not be prevented from developing and improving his property to the best and highest use. All possible should be done to protect the property owner and the safety of the residents. Mr. Zengel apparently plans to take this to Council and on to Court if necessary.

Various alternatives for access, etc., were suggested and comparisons to similar areas were discussed. Some type of control on the access is desired and the adjacent residents are a concern, as is a coordinated business area to develop from the individual properties.

Mr. Maxton asked Mr. Reynolds to talk with the City Attorney regarding eliminating the conditional use from R-3 zoning, and the P.C.'s desire to eliminate excessive curb cuts on Rt. 48 - how can the number of curb cuts be controlled to have safe traffic flow? Mr. Reynolds will try to have this information by the May 20 work session if possible.

4. Preliminary Plat Plan for Normandy Manor by Stoney Ridge Properties, located approx. 2,500' south of Alex-Bell Rd. and on the east side of Normandy Lane.

Mr. Reynolds explained that this item, too, is primarily for information. Staff has been asked to comment on a 25 acre parcel on which there would be homes in the \$120,000 - \$125,000 category. Purchase of a home would include part ownership in a horse stable (there is presently one on the property) and in the green area. The proposal is for all private streets.

Mr. Schab said the private streets should be the main concern. Mr. Maxton said that if the streets were constructed to City specifications, private streets might be permitted. Mr. Schab said this requirement may cause them to decide to dedicate the streets. A Washington Twp. trustee has indicated that he would like to see one through street to Normandy Lane. A private entrance is being proposed.

5. Consideration of a change in the preliminary plat of Woodbourne, Section 33, located in the northwest portion of Washington Township, south of Rahn Road and approximately 2,000' east of Alex-Bell Rd.

An area map was reviewed by Mr. Reynolds. Small maps were provided to the members and they were thoroughly reviewed. After some discussion it was generally agreed that this would probably be agreed to by the four members present if the fire department would give their approval.

6. Mr. Maxton asked that the members be provided with an up-to-date blue line of the City map. Mr. Schab will make one available and up-dated as of May 1975.

Meeting properly adjourned at 9:30 p.m. Next meeting: work session May 20.
Next regular meeting: May 27.

