

## CENTERVILLE PLANNING COMMISSION

Work Session - July 15, 1975

7:30 p.m.

Those Present: Messrs Maxton, Baker, Gillingham, Schottmiller & Mrs. Lake.

Absent: Messrs McCrabb and Tate

Also Present: Garth Reynolds, City Planner; D. Kenning, City Manager & K. Schab, City Engineer.

Items that will appear on the July 29 P.C. Agenda were discussed. Minutes were not taken for the following: V-75-6 Variance Request (Bob Ferguson); V-75-7 Variance Request (Larry Berberich); V-75-5 Variance Request (Artglo Sign Co. for Gold Circle); and Z-75-3 Rezoning Request (Harriett Oakes).

### General Discussion Regarding Rezoning:

It was proposed, Mr. Baker said, that the five lots on W. Franklin in the AP District be dealt with as a group. Mr. Reynolds said that this would probably not be the procedure. Mr. Maxton said an overall master plan should be provided for the entire plan. He asked Mr. Reynolds to discuss this with Mr. Farquhar and report the results, especially with regard to the proposed 10' lane, joint curb cuts, screening and parking in that area. Mr. Reynolds said that staff has sent to Council a draft (for) revision of the AP (zoning ordinance section) - definitions must come first and some items may have to be deleted and some added, it is a matter now of determining which of the districts are the most pressing, he said, the entire ordinance cannot be done at one time - staff will do whatever is determined by (P.C.) to be the first priority. Mr. Maxton said that AP should not have been held up this long. Mr. Kenning said that the AP ordinance has been redrafted. If there are areas that (PC) feels should come first, staff should be so advised and this will be done - otherwise staff will go sequentially.

Mr. Archdeacon commented that PUD would solve a lot of problems - a time limit is involved, properly written it is a good plan even though it is hard on the developers. Mr. Reynolds and Mr. Kenning agreed that in their experiences PUD had been very successful. Mr. Maxton said this should be first - Mrs. Lake commented that in the past there has been no obligation on the part of the developers, even though tentative site plans have been involved in rezoning requests

### Rezoning Request - R & R Development Co., applicant.

It was explained that there was a change after PC approval before this went to Council and the attorney ruled that the changes were significant - a memo will be forthcoming from staff to PC members regarding this.

### Preliminary Plat Review - A.C. Schaffer, developer.

Mr. Maxton said that the zoning ordinance states what should be on the preliminary plan. Information will be forthcoming to the PC members on this and it will be reviewed regarding roads, etc.

### Preliminary Plan - Buckingham Village

The area map was reviewed by Mr. Reynolds. He stated that Paragon Rd. will eventually tie into Normandy Lane as a thoroughfare - this was discussed by the County, Twp., etc.,

with respect to traffic in the entire area. It was stated that this is not adequate (plans) to meet TCC and Centerville (standards) - this is not an efficient street-road plan, it is too curved. Mr. Maxton said that PC had told them to tie that road together and this is what they came up with. Some of the roads are in and some are approved - we are trying to make the best of the current situation and what we want to do is open up (this) curve. This is a boulevard-type road.

#### General:

Mrs. Lake said that this should be covered at a public hearing - the public hearing should not be a capsulated review before the public. She said she is concerned that this could happen, or there will be a re-run of everything that is covered now (at this meeting).

Mr. Reynolds said it was his intent to review this rather than put it all in a voluminous memo. This is intended to expedite the next meeting and to stimulate questions to be asked at that time. Mr. Kenning said with this review, the subject(s) would not be 'cold' at the meeting.

#### Buckingham Village - concluding discussion

Mrs. Lake asked what affect the Twp. has on this. Mr. Schab said we have a thoroughfare plan for the Twp and the City. Mrs. Lake suggested that what we are trying to do is negotiate a change to what we already have. Mr. Archdeacon said that Paragon Rd. is virtually a straight line and this has been changed to re-route it through the properties.

The fact that this road goes through residential as well as business was discussed - this must be reviewed as to what type of traffic it will hold.

It is hoped that knowing what is involved here will mean a more effective meeting by making the members aware beforehand as to what is going on.

#### Preliminary Plan - Olympic Industrial Park

Mr. Archdeacon pointed out the location of proposed I-675 in relation to this project. He said that at least a portion of the Olympic club (existing structure) will be utilized. The developer is asking for a temporary access to Bigger Road - for use until the construction of the road is complete. These will be 3-5 acre industrial sites.

Mrs. Lake said PC should see the vicinity plan - she would like to see this road go all the way to Wilmington Rd.. The vicinity plan should include the section from Bigger Rd. to Whipp Road. Mr. Maxton reiterated that this is one purpose of this meeting - to find out what the members concerns would be and so background can be provided at the next meeting. Mr. Maxton would like current plans for proposed I-675 and the progress should be provided to the PC members. Mr. Kenning said that he had written a letter this date asking for an up-date due to this project. Mr. Maxton would like the public to be kept aware of the fact that the City is making plans in regard to I-675 - perhaps something should be in the next Newsletter, he said.

Mr. Gillingham said that at the time Loop Road was put in the right-of-way was dedicated to the State and was part of the master plan for this I-675. Anything that is in the path of the proposed I-675 was there prior to the proposal.

Mr. Reynolds said that there is a disagreement between staff and the developer regarding the intersection at Thomas Paine Parkway - Mr. Reynolds believes that the present plan does not allow sufficient turn-around for truck trailers.

Mr. Archdeacon said that Council (previously) approved the access plan - he showed the plan that was approved for the area. Mr. Reynolds said that from a planning viewpoint he disagrees because it is too close. Mr. Baker requested varification that this was previously approved. Mr. Reynolds said that any previous approval was for a proposed Bowling establishment. Mr. Archdeacon said this was true, but it was approved with knowledge of its access to the industrial area.

Mr. Maxton requested that Mr. Reynolds provide a vicinity map be provided and asked him to check on previous action regarding the bowling establishment approval.

#### Special Use Exemption - Subdivision Regulation - Zimmerman

This application involves flag lots in the twp. - It was stated that the zoning resolutions do not permit flag lots - the decision will have to be made by PC. It is possible that this could have an exception, even though it is somewhat in violation of our subdivision plans - but this would be setting a precedent. It was stated that a subdivision must face an improved dedicated street. Mr. Maxton read from a written legal ruling that if something was in conflict with the Twp. subdivision regulations the City has no choice but to deny it. Mr. Reynolds said he would discuss this with the City Attorney and determine that this is the case and if so the lot is tied up until such time as the property to the south is developed.

#### Chevy Chase Park -

Mr. Kenning presented the case regarding the dumpsters and provided copies of a letter from Chevy Chase to K. Schab regarding modivication of plans that have been approved. Several alternatives were discussed regarding the three-sided trash areas. This discussion will be pursued at the next meeting.

#### Request for Variance - Byzantine Catholic Church

This is located at the corner of Bristol and S. Main - this was the Church of Christ building and it was then a legally non-conforming use. They have the possibility of selling to this church. The structure has been remodeled and is no longer a single family dwelling. This will be set for public hearing only.

#### Request for Rezoning - George Mitchell, Jr.

This will be set for public hearing only.

Unplatted Area, Woodburn, Section 33 - Ralph L. Woolpert Company

This was reviewed in May - The area is off Rahn Road. The primary concern resulting from that meeting was that of getting a fire truck back into the area. Favorable PC response was predicated on the fire departments decision. Due to the fact that the distance is not too great, no particular problems are foreseen.

General:

- Mr. Baker brought up the fact that the City Manager's functions with respect to PC are as an 'ex-officio' member. He proposed that it is not necessary to take his time to attend the PC meetings unless he so desires or unless some specific questions are eminent. Mr. Kenning said that ex-officio does not demand attendance and what he would prefer would be to come periodically as it can be worked into his schedule but specifically if and when PC members request his attendance - he added that he is, of course at PC's disposal at any time. Mr. Baker said that some time back the City Manager was the only staff member that PC had, but at this time the City Manager's time can be better spent and the PC is well covered by City staff. Mr. Maxton agreed that the City Planner can represent staff in most cases. It was questioned as to why PC had requested the City Manager's attendance at this time. Mr. Kenning said that Council felt that they wanted PC to have all the help needed. Mr. Maxton said that the presence of the City Attorney was definitely required as PC is getting into more and more zoning which requires a legal opinion. If, at any time, PC desires the attendance of the City Manager, he will be so notified.
- Mr. Gillingham questioned the absence of Planning Commission Stationery. Mr. Kenning said that at this time it is felt that the general Centerville City stationery is most suitable.

Meeting adjourned at 10:15 p.m.

Next Meeting - Regular meeting July 29, 1975.