

CENTERVILLE PLANNING COMMISSION
Regular Meeting - August 26, 1975
7:30 p.m.

Those Present: Messrs George Schottmiller, Bruce Baker, Roland McSherry, James Hickey, and Elmer Tate.
Also Present: Garth Reynolds, City Planner, Karl Schab, City Engineer, and N. Farquhar, City Attorney.

The minutes of the July 29, 1975 meeting were unanimously approved as prepared.. Mr. E. Tate made the motion for approval and was seconded by Mr. J. Hickey.

COMMUNICATIONS

Mr. Baker stated that the meeting on Group Homes is scheduled for Thursday, August 28, 1975 at 7:30 p.m. in the Community Room. Approved.

Nora Lake entered the meeting at this time.

PLANNER'S REPORT

Mr. Reynolds indicated that the two Planning Interns from Wright State University would be terminating their programs with the City at the end of this week. It was noted that the City would receive another planning intern in the near future.

It was announced that Mr. Schab, City Engineer, and Mr. Reynolds were appointed to a TAC "Task-force" to study Wilmington Pike from Brown Road to S.R. 725. Other LUG's participating on the task-force are Kettering, Sugar Creek Township, Greene County, and Bellbrook. Mr. Schab was appointed chairman.

Mr. William McCrabb entered the meeting at this time.

UNFINISHED BUSINESS

1. Request for Variance (V-75-5) at 261 E. Alex-Bell Road, City of Centerville
Re: Sign, Fazio's
Artglo Sign Company for Gold Circle

After discussion by Planning Commission members, of the proposed sign and its conformance with the sign ordinance (excluding height), Mr. Reynolds, and Mr. Farquhar decided that a variance was not needed since the new sign meets the area requirements of the Centerville sign ordinance.

Mr. Dale Beaver of Artglo Sign Company withdrew his request for a variance. Mr. Beaver then asked Planning Commission for approval of the new sign.

* Mr. Tate made the motion that Artglo Sign Company be given approval to erect the new sign as shown on the present drawing. Seconded by Nora Lake. Approved unanimously.

PUBLIC HEARINGS

1. Byzantine Catholic Church

Re: Request for Variance (V-75-8) Location: City of Centerville

The house, located at the northwest corner of Bristol Drive and South Main Street, was owned and operated as a church by the Church of Christ for nine years. The structure does not conform with present ordinance requirements relative to acreage and parking. The structure was a legal non-conforming use and has been vacant for a period of time. A variance is the proper action requested to continue the use requested.

Father Nick Ratchford spoke in favor of the request for variance, saying that they have no plans for changes on the exterior of the building.

Bill Yokum of the Church of Christ spoke in favor. He said the building is unique in that the interior of the building has been remodeled structurally, making it unsaleable as a residence. He mentioned that when the Church of Christ used the building for nine years, they had the best of relations with neighbors regarding parking etc.

Mr. & Mrs. Frank Groach of Concept Court spoke in opposition. They were concerned about the appearance of the building changing regarding signs, statues, crosses etc. They were also concerned that a blacktop parking lot might be constructed on the rear of the land.

Father Ratchford said they plan to use the present sign box and location. He said they have no need for a parking lot due to the number of people the building will accommodate, and when they do grow in size, they would probably relocate the church. There will be no buses or day schools except on Saturday morning from 9:00 a.m. to 10:00 a.m. It will serve approximately 50 families with one service on Sundays.

* Mr. McCrab motioned that Planning Commission approve the variance request, (V-75-8) providing the building passes the City of Centerville Building Inspection, the building maintains its existing character, and existing sign size, and obtain an occupancy permit. Mr. Tate seconded the motion. Approved unanimously.

2. George Mitchell, Jr.

Re: Request for Rezoning Location: City of Centerville

This is the property on the north side of West Franklin Street, lot numbers 235,221,211,203,175,165, and 103. Staff reviewed the area, saying that the properties have physical limitations as residential use due to traffic related problems.

Mr. John Coverman, representing the property owners, spoke in favor of the rezoning request, stating that his clients have agreed to one access point between two property owners on the common boundary line. The lot at West Franklin and Hampton would have one access point on the Hampton Street side.

Dr. Busieb, owner of the lot at 235 west Franklin Street and a resident of Centerville for 15 years, spoke in favor of the rezoning, stating that he is anxious to build a dental facility there which he believes would enhance the area.

Bob Archdeacon, 150 Davis Road, favored the rezoning but questioned if it would be a conditional use zoning?

Mr. Reynolds stated that it would not be a conditional zoning and that the A.P. District presently permits the uses in all residential districts and business districts (B-1).

Mr. Presbaugh of W. Franklin Street, spoke in opposition of the rezoning if the rezoning would change the character of his residence, as he has lived there for 35 years and plans to maintain this location as a residence. He questioned if there are any changes in the A.P. District Zoning?

Mr. Reynolds stated that there are changes in the A.P. Ordinance pending in a workshop with the Board of Architectural Review.

Nora Lake thought that a workshop might be in order with the Planning Commission, the A.P. Board, the clients, and interested persons since, after much discussion at this meeting, the P.C. still have questions and concerns regarding this district and the zoning change.

A date could not be decided upon for a meeting.

The City Planner felt that the rezoning needs further studies and recommendations.

Mr. Baker prefers to rezone the area, if it is going to be done, in one clean sweep rather than one or two lots at a time. He also questions the acceleration and deceleration lanes which might compound the already serious traffic problem.

- * Mr. Tate made the motion that the request for rezoning from R-1 to A.P. be granted providing they meet with the conditions specified in the Planner's Office, and the changes made in the deed covenants regarding common curb cuts. Mr. Schottmiller seconded the motion. Voting resulted in seven (7) no's. Motion denied unanimously.

NEW BUSINESS

1. Chevy Chase Park

Mr. Reynolds read a letter from Mr. W. S. Haines of Chevy Chase regarding a request for a workshop with P.C., concerning the enclosures around the dumpsters.

Mr. Baker said it as P.C. feeling that there was already a workshop scheduled for August 28 and since Chevy Chase did not even have a representative at this meeting to discuss it, that they would schedule this as old business for the September 29th meeting.

2. Wakins Glen

Re: Record Plat Plan Location: Washington Township

Mr. Bob Archdeacon, representing American Home Development Company, gave the location of this property which is located at the corner of Spring Valley Road and Stcheson Road. He showed slides of the area and stated that the plat would be single family residential.

* Mr. Baker made the motion that the Record Plat Plan be approved, subject to \$1,465,500 Bond, an inspection fee of \$608.50, and a sub-dividers agreement. Mr. Hickey seconded the motion. Voting resulted in two nays and five (5) ayes. Motion passed.

3. Beacon Hill

Re: Preliminary Plat Plan Location: Washington Township

Mr. A. J. Bromberg, representing Tri City Engineering Company presented a preliminary plat plan with regard to 15.9 acres on the Turner property on Spring Valley Road.

Planning Commission showed concern over the realignment of Normandy Lane with the regard to the property not included in the preliminary plat plan.

Mr. Berry Martins, who lives in Black Oak, and is a partner in this project, stated that they have no control over the entire farm. They intend to align Normandy Lane so as to connect to the next extension of this road when it is completed. They feel that a slight curve in the road would be esthetically pleasing to the area.

Mr. Reynolds mentioned that the present lots on this preliminary plan do not comply with Washington Township Zoning (frontage of streets is to be 110' and these are 100'.)

* Nora Lake moved to deny approval of Beacon Hill Preliminary Plat Plan. Mr. Schottmiller seconded it. Denied unamously.

3. Buckingham Village, Section Three
Re: Record Plat Location: Washington Township

This was a record plat plan regarding the dedication of Congress Park from its existing northern point to the proposed intersection with proposed Paragon Road.

* Mr. Tate made the motion to approve Buckingham Village, Section Three, Record Plan, subject to a \$54,500 Bond, an Inspection Fee of \$174.20 and a sub-dividers agreement. Nora Lake seconded the motion. Passed unanously.

4. Normandy Office Park
Re: Record Plat Plan Location: Washington Township

Mr. Reynolds stated he had received a letter from the State of Ohio asking that we do not approve this plat until a survey is made regarding the right-of-way of the I-675.

Mr. Lapson of John Judge Engineering Company stated that enough right-of-way has been allowed and that this approval would not affect the Ohio State right-of-way in any manner. Mr. Lapson showed slides of the area, which is already zoned for business.

*Mr. Baker made the motion that Normandy Office Park, Record Plat Plan be approved contingent to the boundaries not being changed, delition of the sidewalks shown on the plat plan, and subject to a \$223,400, an Inspection Fee of \$800.00 and a sub-dividers agreement. Nora Lake seconded the motion. Voting resulted in six (6) ayes and one (1) no. Motion passed.

5. Floyd Grant Felzien
Re: Special Exemption Subdivision Regulations

Mr. F. G. Felzien of 1538 Gunther Drive, Belbrook stated that he had acquired the 4.3 acres in Centerville, R-1, but had no access to the property unless he could have the private lane, known as Rooks Road extended to his property.

Planning Commission discussed the matter, deciding that it was against the sub-division regulations which requires that all properties front on a public road.

* Mr. Schottmiller made the motion to approve the special exemption, giving Mr. Felzien access to the property. Mr. McCrabb seconded it. Voting resulted in four (4) nays and three (3) ayes. Special Exemption denied.

6. Blommel Sign Request
Applicant, Blommel Sign Company

Mr. Greg Chappers, representing Blommel Sign Company and Jim Love of Chapel Realty spoke in favor of the request. They wish to erect an 8' X 8' wide, real estate sign temporarily adjacent to Chevy Chase on a 1/2 acre parcel.

Since the sign is in excess of the required sign size in an E.C. District, a variance is the necessary process by which the applicant must apply.

A variance requires the Planning Commission to hold a Public Hearing. Public Hearing was set for 8:00 p.m., Tuesday, September 30, 1975.

7. Normandy Farm Estates II, Section 7
Re: Bond Release

* Mr. Tate moved the bond be released except for \$1,000 maintenance. Mr. McCrabb seconded the motion. Motion passed unanously.

PUBLIC HEARINGS SET FOR SEPTEMBER 30, 1975.

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| a. Blommel Sign | 8:00 p.m. | Variance: | Re: Temporary Sign Request |
| Blommel Sign | 8:15 p.m. | Variance: | Re: Sign |
| b. Globe Sign | 8:30 p.m. | Variance: | Re: Sign |

MEETING ADJOURNED 12:30 a.m.

NEXT MEETING: WORKSHOP - AUGUST 28, 1975 7:30 p.m. Community Room

NEXT REGULAR MEETING - SEPTEMBER 30, 1975 7:30 p.m. Council Chamber

GENERAL:

Mr. Baker asked for nominations for Planning Commission Chairman.

Nora Lake nominated Elmer Tate.

Nominations were closed.

Mr. McSherry seconded the nomination. A vote of six (6) ayes in favor of the nomination resulted. Mr. Tate was elected chairman of Planning Commission.

Mr. Baker said that Council has asked that P.C. elect a P.C. Secretary to act as a P.C. representative at Council Meetings.

Nora Lake nominated Mr. Hickey

Mr. McSherry seconded it. Mr. Hickey was nominated unanously.

