

CENTERVILLE PLANNING COMMISSION

Special Joint Meeting
with Bellbrook Planning Board

November 20, 1974

7:30 p.m.

Those Present: Mrs. Lake & Messrs Maxton, Gillingham, Baker & Winterhalter (City Planner).

Bellbrook Planning Board members present: Messrs Jack Koon, Dick Reamer, David Kuhn, Max Davis (Chairman) & Mrs. Patty Woodcock.

The main reason for this joint meeting is to discuss developments along Wilmington Pike that affect both communities. (i. e. SW corner Wilmington and Alex-Bell Road)

Mr. Winterhalter explained some of the plans Centerville has and pointed out some of the areas of concern: Whipp Road and Feedwire, three different pieces of zoning along Wilmington, proposed Clyo Rd. meeting Possum Rd. from Bellbrook between A-B Road and proposed 675, how to align Wilmington (if development comes in how should this be tied in). Wilmington will undoubtedly be a major thoroughfare (4-5 lanes). Centerville is now looking at rezoning plans. Bellbrook's approach is business from Whipp to A-B. "It doesn't appear that our proportion can absorb that much business" Mr. Winterhalter said, "it has at this time multiple curb cuts further North (on Wilmington)". Centerville's plans are to keep this as single family residential and there is concern as to what Bellbrook's plans are and how they will affect Centerville's plans and visa versa. "How can we work together on this?", Mr. Winterhalter asked.

Mr. Kuhn asked what the County or Twp. says regarding '675'. Answer: (Mr. Winterhalter) TCC is concerned with the left turn into commercial area after one gets off '675'. Any connection should be moved as far north as possible (Whipp). However, the property owner in that area does not want that ; he wants Feedwire to continue to Whipp.

Mr. Winterhalter asked if Bellbrook is exercising the 3 mile jurisdiction. Answer: No. Mr. Kuhns asked if the developer near Sugar Creek is going west. Answer: eventually they will. (The present sewer situation was mentioned as a factor. Mr. Winterhalter said what we have in this area is Sugar Creek sewer system on a temporary basis.)

Mr. Maxton asked about alignment of '675' - is Bellbrook making provisions for that in their zoning? Mr. Reamer said they do not have to fight that problem - it is not in the County. Mr. Koon said they visualize this area as industrial park area. Mr. Reamer said there is a lot of pressure from business in Bellbrook to put in 'light' industry and we are rather hemmed in. He described the residential area locations and added that the east side of Wilmington and '675' would provide a link for light industry.

Mr. Winterhalter pointed out the single family residences north of Feedwire. He added that this could be compatible with light industry with proper screening; with today's type of industrial park - 200-300 feet away (from residential) there is no reason this would be a bad neighbor.

Mr. Baker then interjected that we are talking about some multiple family. Mr. Winterhalter said this is true; there could also be doubles, etc. Mr. Maxton said he does not think we would be considering single family along Wilmington. A lot of the area is single family already, it was stated, there would probably be some pressure to go into multi-family, etc. Mr. Reamer said this should be started in the planning now so it does not get away from us.

Mr. Maxton asked if Paul Lapp is going to take the angle out of Whipp Rd. Mr. Winterhalter showed the property at the corner and the road proposed by Mr. Lapp - there is one parcel in the Twp. at the SE corner of Whipp and Wilmington.

Mr. Koon said they have an existing drainage problem coming down through a section (including Hillcrest). Mr. Reamer said that they foresee problems if this is developed and the drainage change is too drastic, approximately 50 properties would be under water. Mr. Reamer confirmed that Bellbrook does not now have an adequate storm sewer system and that creek is how their drainage gets off. Mr. Winterhalter asked what they are planning with regard to Twp. zoning. The answer was that they are probably more instrumental in getting guidance; if this situation comes up the Twp. will undoubtedly confer with the them.

Mr. Reamer said they are concerned with the availability of access. Mr. Koon said the alternate road is the way to go

Mr. Reamer asked if the NW corner was to be rezoned. Answer: (Mr. Winterhalter) Yes, we are close to 10% on commercial now and 6% would be more appropriate. He added that this is a compromise; business has already started - the best we can do is modify.

Mr. Kuhn said they visualize an industrial park concept with green space. Mr. Winterhalter mentioned concern with curb cuts on Wilmington. Mr. Reamer said that industrial park could have green on both sides with cul-de-sacs, loop roads, etc. Mr. Kuhn added that Possum road would be lined up with Clio and Bellbrook does not have any plans at this time to have curb cuts on Wilmington - they would be off Possum road to the industrial park area. There seems to be mutual concern regarding the safety of additional curb cuts off Wilmington.

Mr. Maxton said that if this were not industrial, all the industrial would be in the township. Bellbrook is thinking along the lines of light industrial. Mr. Winterhalter said the three mile jurisdiction would help them with regard to over-all planning in the area. Mr. Reamer feels there will be a lot of pressure for annexation in that area, especially after the sewer gets in.

Mr. Maxton asked if they have any organized opposition to '675'. Mr. Kuhn said that Dr. Dilley is holding out to get as much as possible - no organized opposition. Mr. Reamer said they tend to look at '675' as something that is happening in another county.

Mr. Davis* said that Dr. Dilley seems to want to remain independent and isolated as far as development in that area is concerned. (The ownership of the property at the corner of A-B and Wilmington was discussed.) Mr. Davis said that their agreement with Centerville is that anything Mr. Lapp proposes (we) are going to talk with Centerville about it. We want to get a better situation there, he said, than we now have.

Anything south of '725' to Wilmington is Bellbrook; south of A-B Bellbrook ('725') is Centerville's adjacent neighbor.

Mr. Winterhalter asked Mr. Davis about their plans in the next five years to (possibly) exercise the 3 mile jurisdiction. Mr. Davis said that there is no occasion for it now so they have not pressed for it. They are now working on procedures; their study will have to be submitted to the Twp. before too long. (In '72 the comprehensive plan, subdivision regulations and zoning regulation came up for review.) Mr. Davis said that one of the factors that will affect Bellbrook will be the drainage. Mr. Winterhalter asked what the possibility is of putting cement in to help the flow.

*Mr. Davis had a previous commitment and arrived at this point in the meeting.

Mr. Davis said that if it would help, maybe it could be done. Mr. Winterhalter said that the higher standards we (might) have for development in the area, the worse it would be for Bellbrook with regard to the drainage. Mr. Maxton said that we ought to see what we can do to eliminate debris similar to Chevy Chase.

Mr. Winterhalter reviewed for Mr. Davis that single family is primarily planned for Wilmington, but this could be doubles, commercial - it does not have to be limited to one thing, he said. Mr. Maxton said that he cannot see single family residential facing light industry on the other side of Wilmington.

Mr. Kuhns said that we seem to be back-to-back. Single family opposite. Possum road and Clyo road connection is a probability. I am taken more, he said, with a reverse frontage than the marginal access road. I do not see all that access to Wilmington, he added. Mr. Winterhalter said that too many curb cuts would not keep the traffic flowing *smoothly*.

Mr. Baker said that Centerville had just told R & R to keep down the commercial. Mr. Koon said that the focus of development is going to depend on who gets there first. If Centerville comes along with single family, he said, we (Bellbrook) would feel that we should be consistent. Mr. Winterhalter said the only reason we have single family there is because we denied multi-family. Mr. Winterhalter feels that as long as we both have strong development requirements and if we cooperate with what each other is doing, we can work it out together. He added that we do not want the same thing we have (elsewhere) with the development and not the roadway. Mr. Koon feels that Centerville, Bellbrook and the Township must work together in the area.

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Mr. Kuhn asked if / County is holding off on sewer starts. Mr. Winterhalter said that if you are close to it now as far as he knows, you can get at least temporary hook-up.

Mr. Davis said that Green County claims that the State requires the action they are taking with regard to the sewer. He added that they will be very glad when the sewer situation is extended. It is almost impossible the way it is. (Some people have not been able to use their laundry facilities in their homes due to the current situation.)

Mr. Davis asked about the status on '675'. Mr. Winterhalter said we have been trying to get the timetable moved up so we can make some plans. He added that he is not very optimistic about getting '675' in the 1970's. The State sees such a design problem that they get frustrated. He added that it will probably be years before we see (improvements on) '725' west to the Dayton Mall. Mr. Winterhalter does not see early relief for the '725' area - he hopes to transfer this to the developers. The State cannot even get it planned out so we know what to do in the area. This will

west

be three legs of development/ Franklin then several years hence from '48' to Bellbrook then east of Bellbrook to '42'. He added that in some of these areas the right-of-way of 120' is ideal for realignment.

There was a discussion regarding changing '725' route from the center of Centerville. Mr. Davis offered the suggestion of putting it through at Spring Valley Road. It was thought that it would be easier on Spring Valley Road than to work with Alex-Bell Road. Mr. Winterhalter said he would be talking with those involved regarding a different situation (Paragon Rd.) and will offer this suggestion to see how they might feel about it. Mr. Davis added that they would like to get the aid money and get that fixed up. Mr. Winterhalter said that as things are now going towards the environmental/aesthetic value of federal aid for urban development they may feel less like 'putting a road right through a place'. Mr. Davis said their plan suggested getting '725' off the present alignment. When TCC came down, Mr. Davis continued, this was mentioned to them and they said 'no' and thereafter we concerned ourselves with how to minimize the drainage problem. Mr. Kuhn said that the State's attitude seemed to be 'if you want to move it, you pay for it'. Several alternatives had been previously proposed by Bellbrook.

Mr. Winterhalter asked who he had contacted. Answer: State Corps of Engineers. They are to have a report showing the extent and intensity and hopefully information as to what could and should be developed. There is a lot planned there right now.

In addition to Mr. Winterhalter's map of the area, Bellbrook had provided a drawing of their comprehensive plan. Mr. Maxton expressed his appreciation at having the opportunity to view this. He had thought the area (near Wilmington and Whipp Rd.) was going to go residential but looking at their plan he was able to see that that is the only logical place to put light industry.

At the conclusion of the meeting, both groups felt it had been worthwhile and hope to continue to work together on areas of mutual concern.

Mr. Baker asked about the group home for the mentally retarded in their business district. He was advised that the group home was for the rehabilitation of run-aways, not a home for the mentally retarded.

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