

Centerville Planning Commission  
January 29, 1974

1. Roll Call - Present were Mr. Wells, Chairman, Mr. Tate, Mr. Baker, Mr. Murphy, Mr. Maxton, Mrs. Lake and Mr. Myers.
2. Approval of minutes of December 18, 1973. Mr. Maxton moved, seconded by Mr. Tate to approve. Mr. Myers and Mrs. Lake abstained.
3. Public Hearing:

A. Z-74-1 - Zoning Map Change, A. P. District.

Extension of A. P. District on West Franklin Street. Mr. Winterhalter explained the proposal and pointed out the area on a map. A legal description was read and physical dimensions discussed.

Mr. Winterhalter advised the Planning Commission that text changes were being proposed by the A. P. Board and recommended tabling action at this time. A discussion of the procedure used to notify the owners within 500 feet was discussed. Mr. Winterhalter advised the owners had not been notified.

Mr. Robert Archdeacon, 150 Davis Road, spoke in favor of the proposal.

Opposition: Jim Presbaugh, 157 West Franklin Street, wanted to know the reason for suggested changes. He stated he did not understand the ultimate goal of the rezoning. Wants the area to remain residential.

Mr. Wells stated "everyone within 500 feet should be notified" and will be in the future.

Dr. Hetman, 110 White Birch, was confused as to what is going on here. Referred to Arby's case. He questioned the legality of the present boundaries of the A. P. District. Legal description was used to establish present boundary.

Mr. Schab, City Engineer, explained Ordinance 11/72, the A.P. Ordinance. Dr. Hetman questioned the total boundaries of the present A. P. District.

Claudette Cash, 223 Freyn Drive, referred to a letter to Council regarding the text change in the A. P. Ordinance. Mrs. Cash submitted list of proposed changes in the A. P. text.

Howard Depew, 47 Virginia Avenue, asked for the present zoning on West Franklin Street. Mr. Schab advised R-1 on the north side, R-3 and R-2 on the south side.

Wilma Karl, Freyn Drive, commented about Magsig School possibly becoming an elementary school.

Charles Lundy, 222 Gerber Court, opposed changing the zoning at the present time.

Comments by the Planning Commission --

Mr. Maxton stated that it makes sense to run the A. P. District to the west boundary line. Compatibility with present A. P. District makes good sense.

Mr. Wells stated to set another public hearing for text change for 7:30 P.M., Tuesday, February 26, 1974. This matter will be taken up at the same time. Tabled until 7:30 P.M., February 26, 1974. Motion by Mr. Maxton, seconded by Mr. Myers to table this matter. Vote was unanimous.

B. Z-74-2 - Zoning map change by Haverstick of Hillsmith property at Clio Road and East Franklin Street. Mr. Winterhalter located the area on a map and explained the proposed uses.

An access from Centerville-Station Road and one on Clio Road. Mounding on Clio will serve as a buffer on Clio Road. Two plans shown, Plan A showing business at the northwest corner and office at the southwest corner. Plan B eliminated the business at the northwest corner and replaced by four-family.

Mr. Baker questioned why different maps showed different north boundaries. Mr. Archdeacon stated it was only because of lot changes, would not affect density. Plan B -- 3 units per acre. There would be 5.5 acres of office space on Plan B. Proposed recreation area is the mounded area. Developer is willing to dedicate all the land needed for 86 feet roadway.

Mrs. Lake questioned density. Mr. Archdeacon stated no change in density in the different plans.

Ned Haverstick, developer, explained the mound. He said it was much like a levy intended to shield the development from the industrial area to the west and make access or egress safer. Ownership of park area is undecided. Mound to be about 6 to 8 feet high.

Mrs. Lake asked, would the developer be willing to dispose of 7 acres at the southwest corner? Mr. Haverstick did not commit himself.

Mr. Baker asked what the City had required from other developers in regard to street widening. Mr. Schab explained the requirements for walks and street widenings.

Victor Green, 7715 Glenbrier, President of the Black Oak Civic Association, spoke of meeting with Mr. Haverstick and the association. He stated Plan B is the most desirable of the plans and was approved by the association. Suggested the mound be dedicated to the City.

John Erion, 7855 Raintree, endorsed Plan B. He asked about the drainage of the area. Mr. Schab gave some explanation.

Mr. Seabaugh, 7795 Raintree, endorsed Plan B.

Mr. Leo Harootyan, 7805 Raintree, endorsed Plan B. He has some reservations of actual development and drainage. He had hoped that the trees could be saved.

Mr. Archdeacon explained the drainage.

Paul Kiefer, 7825 Raintree, endorsed Plan B.

Brother Ronker, St. Leonards College, was concerned with the proposed parking and how they might be affected and the use of the land opposite the college. Developer agreed to work with St. Leonards.

Mr. Gary Daering, 7895 Raintree, supported Plan B. except he believes the parking for rapid transit is leading to trouble.

Mr. Ulrich, 7899 Raintree, is against the rezoning because it puts more apartments in Centerville. He would like more R-1 and R-2, and less R-3 and R-4.

Eugene Snyder, Raintree, basically for Plan B. Business is only two lots away from his home. Mr. Winterhalter explained O.S. zoning.

Charles Burnet, Centerville Mill, questioned possible sewer line and assessments on Clio Road. Advised there would be none.

Mr. Wells suggested voting on all three plans put forward. Mr. Maxton moved to deny the basic plan, original plan known as Plan A, seconded by Mr. Myers. Vote was unanimous. Motion to accept Plan B by Mr. Tate, seconded by Mr. Maxton. Vote was unanimous.

Council vote required to decide an appeal.

C. P.O.-73-10 - Mr. Winterhalter explained the proposal. He set forth his own ideas of how the change should read. Planning Commission expressed strong disapproval of this ordinance as written. Mr. Wells stated it should state exactly what is meant. Mr. Wells suggested changing the present requirement of 5 members be changed to 4.

Mrs. Lake does not think anything should pass by a negative vote which could happen with this ordinance. The words "of the appeal" should follow the word "matter" in the 4th sentence of the 2nd paragraph.

Those speaking in favor of the proposed change in the Zoning Ordinance. None spoke in opposition of the proposed change.

Mr. Neiling, Ridgefield Way, is in favor of leaving the ordinance in its present form.

Motion by Mr. Myers to reject the ordinance completely and have it reworded as discussed by the Commission, seconded by Mr. Murphy. Vote was unanimous.

#### 4. Unfinished Business:

Jim Singer, 1408 Ambridge Road, represented proposed extension of Ambridge Road. He presented a petition to Planning Commission with 51 signatures opposing any extension of Ambridge Road extending northwest from Bigger Road. "Doesn't want it connected with either Alex-Bell or Clio Roads". Matter will be discussed during subdivision platting review.

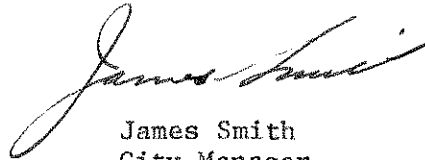
- 4A. P.O.-73-9 - Mr. Maxton moved, Mr. Tate seconded to accept the definition for parking lot hard surface. Public hearing was held on December 18, 1973 but 5 members weren't present for vote. Vote was unanimous for passage.
- B. Planner's changes to Subdivision Regulations. Mr. Winterhalter described the changes. Motion to recommend the subdivision regulations as modified to Council, deferred until mid-February meeting when changes made in writing are presented.
5. New Business:

A/E public hearings set for 8:00 P.M. for Cambridge Inn Cafeteria sign variance, and 8:30 P.M. for Candlewyck South rezoning.

- B. Smiley's conditional use application for an alcoholic beverage request, D-5. Mr. Virgil Bowling, owner, 1122 Cedar Creek Circle, explained the request and described his bar. Mrs. Lake explained Council's request to State of Ohio for number of permits used/available in City by "D" type. Location of bar is Franklin Plaza and more than five hundred (500) feet from the High School.

Mr. Maxton moved, Mr. Tate seconded motion to recommend approval to Council, passed with five "yes" and two "no" (Messrs. Murphy and Myers).

- C. Woodley's proposed shopping center -- no action taken at this time as applicant not able to attend meeting.
- D. Whipp Road Estates - This request will be acted upon at a special meeting to be held on Tuesday, February 5, 1974.
6. Adjournment.

  
James Smith  
City Manager