

(at which time there was no quorum present)

Centerville Planning Commission  
Special Meeting  
March 12, 1974  
7:30 P.M.

1. Roll Call -- Mr. Baker, Mr. Tate, Mr. Maxton, Mr. Myers and Mrs. Lake were present. Mr. Wells was absent.
2. Approval of the minutes of January 29, 1974; Maxton moved, seconded by Mrs. Lake. Vote was unanimous. Approval of the minutes of February 5, 1974; Mr. Maxton moved, seconded by Mr. Baker. Vote was unanimous.
3. Public Hearings:

V-74-2 - Zengel Construction Company variance request. Mr. Winterhalter explained the request. Zengel built a four-family on the corner of Alex-Bell and Cedarleaf. Requesting a variance of 850 square feet to construct a total of 8 units, two additional doubles. The variance requested is less than 2% of the total. Mr. Winterhalter recommends the variance.

Mr. Tate requested the history of the development. When Zengel applied for the building permits the shortage was discussed. Mr. Winterhalter stated this was not an unusual situation. This was originally planned development. Council required separate lots which was when the deficiency was noted.

Carl Zengel explained the proposal for the developers. Mr. Myers - Do you have an optional plan for this land? Mr. Zengel stated he could build a unit on 5000 square feet. Would give 10 units but his is not what he wanted. Felt they had an obligation to not build 10 units but build only what they had requested originally, two doubles and one four-family. Mr. Myers voted against the original proposal earlier. Asked if Zengel could alter the design so both doubles wouldn't have the same appearance. Would like the one on the south to look like a single family. Zengel said the doubles will sell for 70 to 75,000 each. Wants to keep the doubles compact. They have much depth and little length. Zengel showed a drawing of the double proposed, a high roof design. He showed an alternative four-family. Will be forty feet of space between the two doubles. Showed a drawing of a possible 5-family.

Those speaking in favor -- None.

Those speaking in opposition -- None.

Mr. Tate moved, Mr. Myers seconded that the variance, V-74-2, be approved. Motion was unanimously approved.

V-74-1 -- Cambridge Inn Cafeteria, sign variance and curb cut application, CC-1-74. Mr. Winterhalter explained the proposal. Lighting plan presented at this time. Curb cut to be 31 feet with an island in the center. Will be in and out lane in the curb opening. Also will be similar opening on Fireside Drive. The island is to be seven feet wide. No island off

Fireside but will be 26 feet opening. The sign will be on the south side of the building, free standing with internal lighting. Requirements are no free standing signs. Will be some lettering on the front of the building.

Mr. Maxton - "How does proposed lighting compare with Steak & Ale, etc.?" Answer by Mr. Winterhalter, similar but without glare. Is well within minimum standards. Will not have greater amount of light than other restaurants according to Mr. Winterhalter. All agreed Steak & Ale should be shielded as hazardous. Sign drawings show 100 square feet on each side. Larger than Steak & Ale's which is 75 feet on each side.

Lighting is 400 watts per fixture. Will be on 24 feet poles. Lights at the rear of the lot are same as those in front. Owner stated the lights were to light the parking lot, not the building. Wayne Timberman spoke for the applicant, Danners', Inc. Jerry Danner and Carl Rhodes accompanied him. Norwall Danner sign is 100 square feet area and 20 feet in the air. Would agree to 80 square feet per side to be similar to Steak and Ale sign.

Mr. Maxton - "What does the 80 square foot sign look like?" 80 square foot sign would be the same design in same proportion as the other signs in the area.

Mr. Timberman cited the grade differences in the location as one reason for requesting the variance. The variance requested is nearly 100% greater than permitted by the ordinance.

Those speaking in favor -- None.

Those speaking in opposition - John Schwinn, Bethany Village. Recognized he was in the Township. Was concerned about light glare. Stated Steak & Ale sign was bothersome to traffic leaving the Bethany Village drive. Mostly concerned with the parking lot lights.

Bill Gillingham, 170 South Village Drive, asked what the sign footage encompassed. Answered that it was the sign face, not including posts. Sign will be at the setback line 10-15 feet south of the building. Mr. Gillingham described the area as becoming a Coney Island in appearance. No information as to the letter height. Mr. Gillingham likes this style but would like it reduced 20%.

Mr. R. McSherry, Ambridge Road, recommends staying with the terms of the ordinance. If we keep granting variances we will never get to the ordinance.

Joe Barton, 7185 Bigger Road, questioned Loop Road signs. It was explained the new sign ordinance only has been effective since September.

Mr. Maxton moved, Mr. Myers seconded to deny the request, V-74-1, the sign variance. He said rather than discuss various possibilities he would rather the applicant come in with a sign within the ordinance requirements. 4 to 1 to refuse the request; Mr. Tate - No, Mr. Maxton - Yes, Mr. Myers - Yes, Mrs. Lake - Yes, Mr. Baker -Yes. Mr. Baker commented he agreed with the request in reference to sign height, thinks the area requested may be too large. Mr. Maxton suggested working with the City Planner to get a sign within the confines of the ordinance.

CC-1-74 -- 12 feet lanes, 7 feet median. Will be two openings into Fireside Drive. The two on Fireside should be 27 feet each. Mr. Maxton moved for approval, Mr. Tate seconded the approval of all 3 curb cuts, CC-1-74 with all curb cuts to be 27 feet openings. The exits on Fireside Drive to be 27 feet and the one on Access Road be approved as shown. Vote was unanimous.

Lighting -- Mr. Winterhalter recommended approval with the stipulation the lights be shielded and aimed downward to restrict all lights to the property. These are mercury vapor lights. Installation is subject to approval by City Manager, City Engineer and City Planner. It was agreed.

Mr. Myers moved to approve the request based on mercury vapor, shielding on 3 sides and the requirement they be turned off 1/2 hour after closing time and they be approved by the City Manager, City Engineer, and City Planner. Mrs. Lake seconded the motion. Unanimously approved.

Z-74-3 -- Mid-American Building Corporation. 8.4 acres located along the north side of proposed Mapleton Drive. Mr. Winterhalter reviewed the request. Mr. Maxton questioned the strip at the west side of the development and who would maintain this area? Mr. Winterhalter stated an agreement with Duff had been reached. He stated it was only an oral agreement.

<sup>CROBB</sup>  
William McCrahl presented the developer's plan. Stated there was no agreement of any kind with the adjoining owner, Duff. The changes will be making a right angle in the street at Lot 1 and one other minor change. The development plan to be presented will be the same as the plan shown this date with 11 lots. The smallest lot shown is 24,500 square feet. The existing house will not have access to the cul-de-sac.

<sup>Prickel</sup>  
Those speaking in favor - Jim Prickel, East VonDette Circle, what assurance is there the lots will be 27,000 square feet? Mr. Winterhalter - preliminary plan approved simultaneous with the rezoning action. Mr. McCrahl said he would stipulate the eleven lots. <sup>Cull</sup>

Opposition - Dr. Kelso, 2212 East Alex-Bell. Mr. Schwindeman instructed to tie his lot into the plat for access for fire protection, etc. Woolpert's plan showed a tie-in. Plan of May 19, 1972 shows access into the cul-de-sac. He believes the property of Mr. Schwindeman's home should be tied into the cul-de-sac.

<sup>Crahl</sup>  
Mr. Tate questioned denial of fire protection. Mr. McCrahl stated the fire protection of Dr. Kelso <sup>is</sup> the same fire protection <sup>to his home</sup>. Mr. Maxton - Why not have access through the cul-de-sac? Mr. McCrahl stated it would lead to the back of the house as one other reason.

Mr. Baker - Is this the same plan and lot sizes as shown earlier by Mr. Schwindeman? Mr. Winterhalter stated the Mr. Schwindeman's plan showed access into the cul-de-sac.

Mrs. Lake questioned the easement. Dr. Kelso stated it is a legal easement granted to Schwindeman until such time as Schwindeman developed his property.

Dr. Meng, 2240 East Alex-Bell, supported Dr. Kelso's statement that the drive in access not adequate for fire equipment.

Mr. Baker directed his question to Mr. Winterhalter, "Was there a PUD from Washington Township"? The answer was "No". Mr. Winterhalter stated there was an understanding that the former owner could reduce lot sizes. Bob Archdeacon said it was submitted as residential development plan including Schwindeman's lot. This would make 30,000 square feet lots.

Mr. Baker - Are we satisfied there is no way to provide access to the present homes from one of the proposed streets? Mr. Winterhalter said this could be researched further.

Mr. Winterhalter recommended rezoning to R-1 with no more than 11 lots in the development.

Mr. Tate moved the request be approved for rezoning S-2 to R-1 with the requirement of no more than 11 lots be developed on this property, seconded by Mr. Myers. 4 to 1 approved. Did not pass because not 5 votes in favor. Mr. Tate - Yes, Mr. Myers - Yes, Mrs. Lake - Yes, Mr. Maxton - No, and Mr. Baker - Yes. Dr. Meng asked how this could be enforced to keep the lots shown in the size proposed. He was answered that economics would dictate.

4.A. Subdivision Regulations - Mr. Winterhalter reviewed the changes. Minor changes in tree spacing, clarified couple of other minor points, sidewalks and provision along cul-de-sacs to not require sidewalks unless greater than 600 feet. Trees approved by the City Beautiful Commission.

Page 3, Paragraph 9 was questioned by Mr. Maxton who determines unreasonableness, etc. Mr. Winterhalter stated the City Engineer and City Attorney should make this decision.

Mr. Maxton moved, seconded by Mr. Myers to recommend the subdivision regulations to Council to include Mr. Maxton's comments for information purpose. Mrs. Lake questioned the sidewalk provisions on cul-de-sacs, qualified her vote regarding walks. Unanimously approved.

Carriage Trace, Record Plan #2. Landscape plan shown. Boat and trailer storage area shown in southwest corner. Karl Schab pointed out the mound around the area shielding the single family homes. Recommended the mound be extended and seeded immediately because of mud. Also recommended the catch basin be made functional quickly. Boat storage not shown in preliminary plan. It will be shielded by a double mound.

Discussion followed concerning a possible policy to submit landscaping plans to City Beautiful Commission prior to Planning Commission action. Mr. Myers recommended consulting the City Beautiful Commission. Mr. Maxton and Mrs. Lake opposed involving other Boards and Commissions in Planning Commission actions. Letter from Fire Department protesting street widths and identification of residences was read.

Mr. Maxton moved to table this request for review by City Planner and Fire Chief. Motion died for lack of a second. Mr. Tate moved to recommend the record plan

and landscape plan to Council for approval subject to resolution of record plan with the Fire Chief's letter of February 21, 1974, seconded by Mr. Myers. Unanimously approved.

Mr. Baker left the meeting at 11:30 P.M.

5.D. Public hearing for Z-74-4, Alex-Bell and Bigger Roads, Ackley property. Public hearing was set for 7:30 P.M., April 9, 1974.

Request Council to accelerate the appointment of Planning Commission member.

Record Plan #2, Whipp Road Estates. Council returned this to Planning Commission for sidewalks, including the cul-de-sacs and an access across the railroad tracts by overhead or some means. Discussion followed as to the requirement the donated park be accessible to the lots concerned. The opinion was that it need not be accessible. City liability was discussed and attractive nuisance. The proposed sidewalk on the easement between houses was discussed and agreed it should not be required.

Mr. Maxton moved the record plan as shown with the provision that sidewalks be provided on both sides of the street except on Ironside, a cul-de-sac, which will have a sidewalk on one side only. Died for lack of a second. Mr. Myers moved to approve the plan as shown with the recommendation that sidewalks be on both sides of all streets shown and the walk to the park area be eliminated, seconded by Mr. Tate. Vote was unanimous.

Nazarene Church, Plan Review. Mr. Winterhalter pointed out the location of the church on Spring Valley Road. The church would need a contingent use approval. They have only 2 acres and 5 acres is required. Requesting a sanctuary be built on the west side of the present structure and attached. Would be brick and stone. Parking would be to the rear. Some recreation at the side and on occasion the parking lot could be used. Dimension of sanctuary is 35 feet wide and 60 feet length.

Mr. Williams opposed reducing the 5 acre requirement. Children making noise, congestion from cars entering and leaving. Some objects thrown into Mr. Williams' swimming pool by children from the church. Church not presently screened but would be if this request is approved.

There is a one foot deficiency in the side yard for setback requirements.

Mr. Myers - Has church made any contingency plans if this is refused? He was answered that there are other plans and this may not be built even if approved. Mr. Maxton - If turned down would the church suffer unduly. Was given no clear answer, the church is not sure of an answer at this point.

Mrs. Lake asked how Mr. Williams reacted to the City ownership of park land? No direct answer here. Mr. Tate does not feel this is a good area to expand a church on property this size. Could not be easily converted back to a single family dwelling. Mr. Maxton stated he personally felt this would not be a good use from a planning standpoint. Mr. Myers moved, Mr. Maxton seconded to deny the application. Vote was unanimous.

Adjournment -- 12:25 A.M.

