

Centerville Planning Commission

Regular Meeting  
November 27, 1973  
7:30 P.M.

1. Roll Call -- Messrs. Wells, Chairman, Baker, Tate, Myers, Maxton, Davis present; Mr. Murphy absent. Also present James Smith, Karl Schab, and Robert Winterhalter.
2. Minutes of October 16, 1973 moved by Mr. Wells, seconded by Mr. Tate to approve. 5 - Yes, Mr. Davis abstained.
3. Unfinished Business:
  - A. Ponderosa Restaurant - application for a permanent addition to the Village Drive and Far Hills location. Application required by Planning Commission after a continued variance for metal storage building was denied last September. Mr. Godby of Ponderosa System, Inc. presented the application, explaining that the addition was for paper storage. Its exterior would be of a brick similar to the main building so as to architecturally blend. Mr. Baker questioned the fire hazard and was assured that local and state codes would apply. Mr. Davis questioned "similar brick" and Mr. Godby replied every effort would be made to match. Mr. Maxton moved that the application be approved and Mr. Myers seconded it; 6-0 in favor.
  - B. Springmont Company and BeAm Company's request for bowling alley, offices, and retail use and site plan review. Mr. Winterhalter explained the plan; Mr. Schaffer, architect, represented the developer along with Robert Archdeacon.

Mr. Maxton questioned the schedule of building shops, offices and bowling alley. Mr. Schaffer replied that all will be built at once. Plan does call for expansion of bowling alley - 8 more lanes at some future time, thereby eliminating some parking. Mr. Winterhalter felt that parking was more than adequate considering the daytime vs nighttime uses and that some parking could be eliminated without endangering expansion at a later date. Mr. Winterhalter to determine required number to include expansion. Mr. Myers suggested moving bowling alley closer to Bigger Road thereby eliminating unsightly asphalt parking lot. Developer claimed need for greater setback due to raising of Bigger Road as it approaches I-675 overpass, safety factor that would affect patrons by required parking in rear, as well as aesthetic view from roadways.

Mr. Winterhalter explained the need for a roadway (50' ROW) along the eastern edge which could be required as a corridor parkway under E.C. classification or a road as part of the Subdivision Regulation. Developer opposes road as unnecessary with access provided by Thomas Payne Parkway and Bigger Road. Mr. Winterhalter explained need for access to industrial property to the north, adjacent to I-675, and that this roadway would be the first phase of a loop off

Clyo Road. Furthermore, Olympian Club access could be provided by this roadway rather than another curb cut, steep drive off Bigger Road, 17' above the property. Mr. Winterhalter is to work with Olympian Club, State Highway Department and developer to resolve this roadway.

Planning Commission generally favored uses if parking, roadway, attractive architecture along the east side, and access from Bigger Road (elimination of entrance to Bowling Alley along Bigger) could be resolved.

Developer will be back on December 18, 1973, meeting to present revised plan. No action taken.

C. Thoroughfare Standards; Redesignation of some streets.

Mr. Winterhalter presented final plans and standards developed after several months of review by Planning Commission and coordination with Kettering and Montgomery County.

Mr. Tate moved that Map 2A be modified to show changed street designations, except line 7 (which will be considered at a later time since it deals with the downtown circulation plan being prepared by TCC) and that the new standards be placed in the Subdivision Regulations; seconded by Mr. Myers carried 6-0.

Mr. Winterhalter reviewed three-mile jurisdiction of subdivision regulations. Mr. Smith and Mr. Myers wanted to wait until an impact on manpower and cost/benefit to the City was completed. Mr. Wells and Mr. Winterhalter felt that such a study must be requested by Council; it was Planning Commission's job to determine only the planning benefit. Mr. Wells made the motion, Mr. Tate seconded to recommend that Council hold public hearing and adopt three-mile jurisdiction. Unanimously approved.

A "sister" motion by Mr. Davis, seconded by Mr. Baker to recommend to Council that it should have staff prepare an impact study on the exercise of the three-mile subdivision regulation. Motion carried 6-0.

D. Walnut Walk

Mr. Archdeacon pleaded for 285 units on density pattern of 247 unit plan. Mr. Wells said vote will only be on 285 as originally submitted. Motion to deny by Mr. Maxton, seconded by Mr. Myers. Five in favor, Mr. Davis opposed.

Mr. Archdeacon then stated that developer will probably develop at 247 but asked for a waiver in strict interpretation of screening ordinance so that trees would not have to be cut down and replaced by evergreens. Commission was generally favorable and will review it during development plan review. Mr. Archdeacon also requested variance of street widths to provide for on-street parking -- No action was taken.

5. New Business:

- A. "A.P." District extension -- Public hearing was set for January 29, 1974 at 7:30 P.M.
- B. Towne Properties not present, requested delay in application review -- No action was taken.
- C. Southbrook Manor residential development plan -- Resubmission to include Section 4. Mr. Winterhalter and Mr. Archdeacon reviewed plan to provide for single family homes on 15,000 square feet plus lots generally along Marshall Road. Balance of lot size below 20,000 square feet to be considered in previously dedicated park. Sidewalks, both sides of street in subdivision. Motion by Mr. Maxton to approve, seconded by Mr. Tate, 6-0 in favor.
- D. Public hearing for "Hard Surface" definition was set for December 18, 1973, at 7:30 P.M.
- E. Haverstick has option on Hillsmith property seeks a single, double, and four-family residential plan with some offices and 1 acre of business adjacent to Black Oak's Business. Clio will be built up with mounds. Public hearing for rezoning set for January 29, 1974, at 8:00 P.M.

6. Meeting adjourned -- 11:15 P.M.

RW:fh

  
Robert Winterhalter  
City Planner

  
Harold M. Wells, Chairman  
of Planning Commission