

CENTERVILLE PLANNING COMMISSION

January 30, 1973  
7:30 P.M.

1. Roll Call -- Present were Mr. Wells, Mr. Tate, Mr. Elliott, Mr. Maxton, Mr. Myers, Mr. Baker and Mr. Davis.
2. Public Hearing --

Z-72-16 -- A request by Black Oak Development Company to rezone 61.045 acres more or less from Washington Township zoning classification R-3 to Centerville classification R-3. The property is situated along the east side of Clyo Road approximately 450 feet south of the intersection of Clyo Road with Alexander-Bellbrook Road.

Mr. Wells advised of the Planning Commission rules for holding public hearings.

Mr. Robert Archdeacon, Woolpert Engineering Company, Mr. William Rogers, and Mr. Jack Brainard represented Black Oak Development Company. Mr. Archdeacon gave a detailed description of the subject area. Twelve acres are to be preserved as a park site within the area. The original application was for the Weller Farm to construct 1216 multi-family units on 148 acres, along with 6 acres of commercial. A second request was for 330 units and 9.4 acres of business. Both was turned down and this application is the result of a detailed study calling for 5 units per acre and the 60 acres requested which will be condominiums. An aerial photo was submitted of the area and Mr. Archdeacon pointed out the different proposals in the area. Mr. Archdeacon stated that to develop the area with single family residences would necessitate the almost complete removal of the existing woods, but this could be saved under this plan. He stressed that the units would be for sale. A site plan was presented of the entire 60 acres showing the park area, the ravine through the woods and other smaller ravines which would be left open and in their natural state. The units would be designed around the topography. They will sell for \$35,000 and up with a total investment of 10 million dollars. A homeowners association will be established.

Clyo Road will be improved from the north end of Black Oak 3 at a cost of \$800,000 by the Black Oak Development Company.

Mr. Archdeacon used an overlay of a football field to show the open space provided. Mr. Archdeacon stated this proposal would offer only a view of the woods, very little housing, if viewed from the present end of Ambridge Drive as presently proposed. The following guarantees were made by Mr. Archdeacon:

1. The density would not exceed 5 units per acre.
2. Would be developed as shown on plans shown the Planning Commission.
3. All units would be for sale.
4. There would be a homeowners association for maintenance, open space would be maintained of community facilities, the drives and parking areas would be maintained.

5. 12 acre park site to be dedicated.
6. Clyo Road will be widened with curb, sidewalk and storm sewers for 2458 feet north of Black Oak Drive on the east side of Clyo Road.

Mr. Wells noted the school district approved the plan as did the Sanitary Department, the State of Ohio, the Park District, indicated a park should be provided for single family owners as well as multi-family and the park as shown be retained. The Fire Department had recommendation concerning water lines, etc.

Mr. Myers inquired what the lot sizes of the present Black Oak adjacent to this proposal are. The answer was 15000 to 16000 with an average of 20,000 square feet.

Mr. Maxton questioned the area planned to be left undeveloped, the wooded area. Mr. Archdeacon stated the wooded area would remain the view from the end of Ambridge would be of woods only.

Mr. Archdeacon stated the 12 acre park was not included in the density calculations. The size of the buildings will vary but approximately 40 x 50 feet 2 story units in combination with one story. All streets will not necessarily be dedicated but should be considered in relation to the area with the City street specifications.

Mr. Myers questioned the statement that the area would not be developed without destroying the woods. Mr. Archdeacon stated the area could not be developed as the rest of Black Oak has been without destroying the woods.

Mr. Winterhalter, City Planner, reviewed the Master Plan as it applied to Clyo Road area and the present development along Clyo Road, industrial, business and other rezoning requests pending. He reviewed the disadvantages of developing into single family by the City having no control over destination of trees, etc. and recommended acceptance of the Black Oak plan as presented.

No one from the audience spoke in favor of the request.

#### Opposition:

Roland McSherry asked the number of acres left over after this development. Answer by Mr. Archdeacon was 20 acres. He opposed to having Ambridge go into Alexander-Bellbrook Road. Cited the traffic hazard which would be created.

Jim Swiger, 1408 Ambridge -- Too many units proposed on this average. Wants all the area in single family. Concerned about all the multi-family housing being erected in Centerville.

Dave Foraker, Windy Hill Court -- Saw no provision for off-street parking. Mr. Archdeacon pointed out the planned parking areas and stated there would be no need for on-street parking. This was the reason Mr. Archdeacon mentioned the streets might not need to be as wide as specs require. Also questioned Mr. Winterhalter's approval. Thinks a logical approach of the present Weller Farm will be affected by this request. 24 acres in Weller Farm.

Mr. Richie, Cliffview Court -- Bought his property recently and believes the proposal will lower his property value. Thinks this is a beginning of a downgrading of all the future developments.

Mr. Bethke, Windy Hill -- Questioned the trees as shown by Mr. Archdeacon and questioned the motive as shown in saving trees. Asked if there was possibly a better plan to develop the property. Mr. Archdeacon stated he did not think there is.

Mr. Robert Cox, 1440 Black Oak Drive -- Questioned the values to be received by the City, taxes, etc. from this proposal rather than single family. He asked to compare this development against Oak Creek development, was advised there were 25% smaller lots in Oak Creek. He stated multi-family development on the property in question would be a disgrace to the area.

Mrs. Black, Bigger Road -- Questioned if this type development had been built in some other area, the answer is that there has not been. Residents of the proposed area would not own land to develop and the homeowners association would control. Mr. Black was advised of Haverstick development on Terrace Villa and others around Dayton. Some of the advantages of condominiums ownership set out by Mr. Archdeacon and Mr. Rogers, such as maintenance and availability of open space, building maintenance.

Mr. K. Dunker, Windy Hill & Cliffview -- Was told when he bought his home it would all be single family development. Most concerned about Weller Farm potential.

Mr. Foraker questioned why property for sale. Answer was because it had been turned down twice for rezoning.

Carl Millbrandt, Bigger Road -- Believes that 40,000 square feet lots would be practical (single family). Still in favor of single family.

Duane Prosser, Ambridge Road -- Believes the whole area should be shown, not leave out a portion of it as shown on the drawings. Is concerned about Ambridge Road extension, does not want it to go into Alexander-Bellbrook Road and believes the plan shown leaves no other alternative.

Mr. Browning, Ambridge Road -- Disagree with the idea that homeowners association will adequately maintain the development. Also there are already too many apartments in the area. Mr. Rogers stated the developer has already agreed with the Park District to place a deed to the park area as shown (12 acres) in escrow in the First National Bank deeding it to the Park District.

Mrs. Bethke, Windy Hill -- Does Black Oak have any plans to acquire the Weller Farm. William Rogers stated Black Oak has the right-of-first refusal of Weller Farm. Mr. Rogers stated they could not plan the Weller Farm without ownership. Citizens stated increased density breeds trouble.

Mrs. Black, Bigger Road -- Opposed the proposed density of the development.

Jim Clupf, Windy Hill Court -- Opposed because it sets a precedent for future development.

Jim Singer -- Good feature to show park and single family area in previous applications, now deleted. This proposal is almost exactly the same as the previous proposal which was turned down by Planning Commission and Council. Park area is too high a price for this density in order to save a few trees. Mr. Singer stated that the Master Plan shows a depth of only 250 feet along Clio Road for multi-family. Believes the number of multi-family development being proposed is detracting from the way of life in Centerville.

Public Hearing closed.

Mr. Archdeacon decreased the number of units, increased the acreage, enlarged the residential area and did come in with a plan, each of which was criticized the last time they asked for a rezoning. Believes new people in area want to keep the area undeveloped after they buy.

Mr. Wells questioned Mr. Archdeacon as to density and the destruction of the woods. Cleared the contention of the developer that he could not build 156 homes, single family without destroying the woods. Mr. Wells told the audience a decision not normally reached at the first meeting. Would be placed on the agenda of February 27, 1973 for decision.

Wilson Sign Company, Loop Road -- Chrysler

Request for a sign with 44 5/16 height while 40 feet maximum is permitted, are of 223 square feet instead of 150 square feet as provided in Ordinance. Request variance of 73 square feet in size and because of 3 product dealers. Variance in height requested to show the Chrysler logo, the Penta Star, which is 6 x 6, for competitive purposes. Mr. Wells pointed out that the present sign ordinance provides for 150 square feet on each side. The applicant stated that Chrysler would agree, if necessary, to leaving the Penta Star off the sign. This would leave the sign height to the ordinance requirement. The sign is to be illuminated internally.

Mr. Wells stated he would be in favor of the sign as shown without the Penta Star which would leave a variance needed only in the square footage, 186 feet instead of the 150 permitted.

Mr. Maxton made a motion that the variance be denied and the application be returned to the applicant with the suggestion the Penta Star be deleted, and the company be queued as to the availability of a smaller sign, seconded by Mr. Davis. It was agreed that the motion be changed to state that the application be denied, seconded by Mr. Davis. The vote for denial was unanimous.

V-72-13 -- Brainard variance. The screening required is supposed to be on the double home side. Jack Brainard does not want a fence between the two properties

but would rather have some of the plantings partly on his side. Planning Commission indicated the plantings should begin at a point near the building line and go toward the rear. Mr. Davis agrees with the applicant that a fence is not desirable. Motion to grant the request for variance but the plantings of trees stop at or near the front building line and be planted on both sides of the properties as shown on the drawings shown by Mr. Wells, seconded by Mr. Elliott. Vote unanimous.

Whipp Road Estates, Section 1 -- Approval of the record plan. Sidewalks should be added on the south side of Chipplegate and on the east side of Ironside Place. Mr. Wells stated he thought 18 feet of pavement on the south side of Whipp Road. Pavement will be 18 feet south of the centerline of Whipp Road. A concrete bottom in the ditch behind lots 16 and 17 to be developed when the next section is developed with these changes. Mr. Wells moved the acceptance of the record plan to Council. Seconded by Mr. Baker. Unanimously carried.

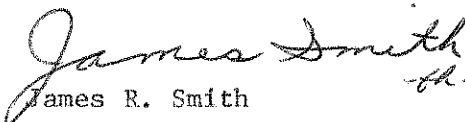
Revere Village, Section 3C -- There are to be sidewalks on north side of Freedom Lane and the east side of Tuckahoe Drive. Mr. Maxton expressed concern with the lots along Spring Valley Road which have not been included in any preliminary plans. Motion to accept record plan of Revere Village, Section 3C by Mr. Elliott; seconded by Mr. Wells. Messrs. Wells, Tate, Maxton, Elliott, Davis and Myers approved. Mr. Baker voted "No". Because he felt the width of Spring Valley Road was not definitely stated.

Red Coach South, Section 7. There are no sidewalks involved in this development of two lots, lots 584 and 585. Motion by Elliott, seconded by Mr. Maxton to accept Red Coach South, Section 7. Check on Red Coach South, Section 5, to see if sidewalks were required on Heathshire Road. This was approved about 1968. Unanimously approved.

Approval of the Centerville portion of the Sheehan Road Estate development by Donald Carter, presented by Mr. Archdeacon of the Ralph Woolpert Company. No approval needed at this time but will come before the Planning Commission in February.

PO-73-1 Sidewalk specifications in the Architectural Preservation District. Public hearing date should be set. It was set for February 27, 1973 at 7:30 P.M.

Adjournment -- 11:20 P.M.

  
James R. Smith  
City Manager

JRS:fh