

Approved 27 Feb 73

CENTERVILLE PLANNING COMMISSION

January 9, 1973
7:30 P.M.

1. Roll Call -- Present were Mr. Wells, Mr. Baker, Mr. Tate, Mr. Elliott, Mr. Davis, Mr. Maxton and Mr. Myers.
2. Approval of the minutes of the meeting of October 17, 1972. Motion by Mr. Maxton, seconded by Mr. Myers. Unanimous approval. Approval of the minutes of November 28, 1972. Motion by Mr. Elliott, seconded by Mr. Maxton. Unanimous approval.
3. Public Hearings -- None.
4. Unfinished Business --

Acro Development Company -- Z-72-11, Z-72-12, and Z-72-13. Mr. Wells reviewed the three requests by Acro which were to rezone an area in the northwest corner of Bigger Road and Alex-Bell Road, specifically to change 20.29 acres to Centerville E.C., 14.12 acres to Centerville B-2 and 40.06 acres to Centerville B-3, all of which is currently zoned Washington Township R-3. During the discussion by the members of the Planning Commission, Mr. Myers asked if the rezoning is granted, is there a specific intended use. Mr. Wells stated that there had been no specific presented at this point as to tenants or uses. Mr. Wells read into the record correspondence received objecting to the rezoning. They are listed as follows:

1. Russell Woodall, East Alex-Bell Road
2. Joel & Janet Cohan, 7280 Bigger Road
3. Justine & Robert DeWitt, 7240 Bigger Road
4. Mrs. Robert E. Roush, 7150 Bigger Road
5. Mr. Emerson Vandever, 7220 Bigger Road
6. Mr. & Mrs. James Hendrickson, 1730 East Alex-Bell Rd.
7. Mrs. Robert B. Flaute, 7253 Bigger Road
8. Mr. Arnold S. Black, 7121 Bigger Road
9. Mr. Gerald E. Hudson, 1450 East Alex-Bell Road

Mr. Baker commented that he is not felt favorably toward certain aspects of this request from the beginning. He believes that the location of the Woods Apartments to the north serves as a natural buffer. The wisdom of extending one long strip of E.C. from Gold Circle to Bigger Road is questioned as it appears to be "strip zoning". The City Planner has not convinced Mr. Baker of a need for business zoning in this area. There is some argument as to the true need for business in this area.

Mr. Davis expressed concern about the shopping area. He noted that some similar areas have vacant land not being developed and it is not sure that this request is in Centerville's best interest. He believes that the portion north of the proposed Clys Road could be blended into an office-type complex. The E.C. area is rejected by Mr. Davis in spite of the City Planner's recommendations.

Mr. Myers said that looking only at a map may justify the existence of a shopping center but the need on a geographical basis has not been shown. Also, carte-blanche zoning with no information as to what will be in the area so far as tenants are concerned is undesirable.

Mr. Wells would reject the application for E.C. The B-3 area would be rejected because Bigger Road is not a major thoroughfare, it is between present thoroughfares, Route 48 and Wilmington Pike and he cannot see this becoming a major shopping center. The north area should evidently develop into the industrial, office type area as shown in the Master Plan and this rezoning should be withheld until future needs are shown. He does not see the need for all this commercial property. In keeping with the Master Plan, for a cluster of business areas, there is already a cluster at Route 48 and Alex-Bell Road and also at Wilmington Pike and Alex-Bell Road, therefore, he rejects all three requests.

Mr. Maxton moved that Z-72-11, Z-72-12, and Z-72-13, a request by the Acro Development Company to rezone 74 acres in the northwest corner of Bigger Road and Alex-Bell Road to Centerville B-2, B-3 and E. C. zoning be denied. This was seconded by Mr. Baker and approved unanimously by all members.

E.C.-72-7 -- Wilson Sign Company

This was a request for a sign at the Far Hills Kitchen Restaurant which is on North Main Street south of the present Ponderosa Restaurant. Mr. Wells stated that the sign looked garish and he is also opposed to the illumination. The City Planner fears that a precedent may be set if this sign as presented is approved. Mr. Myers believes that a sign of only the Far Hills Kitchen without other lettering would be more acceptable. Mr. Davis stated that a free standing sign would be better than this proposal but he still does not like a free standing sign. Mr. Maxton rejected the idea of the Planning Commission suggesting alternatives to such requests.

The City Planner stated that this business does need some type of sign.

Mr. Maxton made the motion that sign request no. E.C.-72-7, an application by Wilson Sign Company for the Far Hills Kitchen Restaurant be denied with a recommendation that the applicant resubmit an alternative sign proposal. This was seconded by Mr. Baker and unanimously approved.

E.C.-72-8 -- Donwood Construction Company

This is an area located in the southwest corner of Bigger Road and Hewitt Road. The apartments were previously approved on a preliminary plan in this area which is in this request for which a medical building is now being proposed. Planning Commission stated that to use this land for another purpose would require relinquishing the preliminary approval of the apartments. A change of the preliminary plan must be initiated which should address itself to the overall development.

Mr. Wells suggested that the owners of the entire tract come to Planning Commission with a new plan showing changes as clearly as possible, show the intent of the entire tract. He also noted that 100 foot strip at the south end of the property must be rezoned because the proposed I-675 was moved further south than originally anticipated. The developer was advised of the screening requirements between the residential and the business properties. It was noted that a variance could be granted for the parking and screening requirements.

Mr. Davis questioned the City Engineer as to the drainage plan being submitted and approved. Mr. Schab stated that he has not checked this as there is no development surrounding this request.

Mr. Tate moved, seconded by Mr. Baker that the development and site plan for a medical office building by the Donwood Construction Company dated November 20, 1972 be approved. The vote was unanimously in favor.

The proposed sign ordinance by the City Planner was reviewed by the Planning Commission.

Adjournment -- 10:30 P.M.



James R. Smith
City Manager

JRS:fh