

Approved
2/27/73

CENTERVILLE PLANNING COMMISSION

Regular Meeting
111 Virginia Avenue
February 27, 1973

1. Roll Call -- Those present were Mr. Wells, Chairman, Mr. Maxton, Mr. Elliott, Mr. Baker, Mr. Myers, and Mr. Davis. Mr. Tate was absent.
2. Acceptance of Minutes. The minutes of the meeting of January 9, 1973 were approved on Mr. Davis' motion, seconded by Mr. Myers and the vote was unanimous.
The minutes of the meeting of January 30, 1973 were unanimously approved upon the motion by Mr. Davis and seconded by Mr. Maxton. Mr. Baker did question Page 5, Paragraph 4 of the minutes and the provision for sidewalks in Red Coach South, Section 5 on Heathshire Road. The Engineer or the Planner were to check the plans for sidewalks. The City Engineer, Karl, Schab, stated that he had check the record plan and found sidewalks were not required. Mr. Baker pointed out that the City subdivision regulations do require sidewalks unless waived by Planning Commission or Council. Mr. Baker stated he believed the developer has the burden of requesting a waiver for walks rather than the Planning Commission being obligated to specifically require sidewalks. There were no other comments regarding minutes.
3. Public Hearings -- P.O.73-1 - This is a proposed ordinance to establish sidewalk specifications in the Architectural Preservation District. Mr. Wells set forth the rules of the Planning Commission for conducting public hearings.
There was no one from the A.P. Board present, so the City Engineer presented the changes because he had been requested by the A.P. Board to devise the specs. Mr. Wells stated that in the future, when changes of the ordinance for the A.P. Board is presented a member of the A.P. Board shall be present. Mr. Schab detailed the reasons for the proposed change, a set of specifications concerning the installation of brick sidewalks which are required by the A.P. District ordinance and detailed the specs. Concrete will be used as a base for the bricks, there are three possible patterns for the brick, and a consideration of the time element involved in requiring the new walks in front of remodeled buildings as well as new construction.
Mr. Baker asked if there had ever been any investigation as to the safety of brick walks and the possible liability of the City for injuries incurred on sidewalks the City may require. Mr. Myers commented that concrete can be given a rough surface to prevent slipping. Mr. Schab suggested that the proposed specs made the bricks fairly permanent and not likely to loosen. Mr. Baker, "is there any agency which, such as Fire Brick Institute, which may have comments on this?" Mr. Schab detailed the scope of the investigation he had made which gave no specific information the Planning Commission was requesting.

City liability was again discussed but no legal opinion was forthcoming. Mr. Winterhalter noted that on Page 4 the power of variance was given the A.P. Board and thought it may be an encouragement to grant variances. It was pointed out that this variance was intended to apply to the time of installation.

Mr. Elliott questioned the thought given to the point the sidewalk is interrupted by a drive. Mr. Wells pointed out that there is a provision for drive-ways.

No one in the audience spoke either for or against the proposed ordinance. Mr. Elliott referred to the need for some member of the A.P. Board to appear as he believes a patchwork quilt system of walks will result and would like the A.P. Board's thoughts might be in the future. He referred to new buildings with new sidewalks adjoining old concrete walks.

Mr. Wells feels the Planning Commission is in the position of having to recommend a change to Council without the knowledge of what the A.P. Board has in mind. Mr. Maxton moved to table this until the next regularly scheduled meeting and that the A.P. committee be contacted and advised to have a member present at that meeting to explain the proposed ordinance. Seconded by Mr. Elliott and the vote was unanimous.

Old Business -- Z-72-16 - This was an application by the Black Oak Development Company to rezone 60.045 acres which is located on the east side of Clio Road south of Alex-Bell Road from Washington Township classification R-3 to Centerville classification R-3. The public hearing was held January 30, 1973 of which time a decision was deferred until this meeting. Approximately 20.4 acres east of Walnut Walk is to be zoned R-1 and that 12 acres would be dedicated to the Park District. In R-1 zoning this could be about 216 units on the total area including the acreage in the Meller Farm. If R-2 zoning prevailed there could be approximately 286 units. If S-2 were given, 40 units could be constructed. 300 Units have been requested in this area. The Master Plan shows a R-3 or R-4 in a long strip along Clio Road which would permit about 133 units could be built without taking any land for right-of-way, etc.

Mr. Maxton stated he looked at similar type developments in Dayton and noted that half were rentals and half condominiums. He talked to the manager of one of the developments as to the marketability of these units who stated the buyers were very similar to the renters. Mr. Maxton stated his impression was that a condominium development is nothing more than an apartment complex by another name. Mr. Wells advised he had also visited this development. Mr. Winterhalter presented figures going back to 1960 showing the breakdown of single and multi-family units in the City and the growth of multi-family. By 1970 we went to 18% multi-family. Other statistics were presented such as the building permits and rezonings granted show an increase to 35% multi-family. He compared these figures to Montgomery County and the national trend. He also detailed the changing trend in types of construction of multi-family units. Mr. Winterhalter believes the City can keep a 60% ratio of single family and 40% multi-family whereas the national trend is 60/40 multi-family to single.

Mr. Baker questioned these figures based on information he received concerning multi-family in 1969 or 1970 which indicated more multi-family had been built in the City.

A lengthy discussion followed concerning forecasting the development of single and multi-family developments and the possible rezoning requests which might be presented.

Mr. Baker commented of the brochure distributed by Black Oak specifying guarantees to the City concerning the 20.4 acres east of Walnut Walk and south of the Park would be R-1 zoning. This is now Washington Township R-3. Mr. Baker felt this was not pertinent in that a zoning proposal for that land could not be acted when in the absence of a request for rezoning. Also, Ambridge Road location could not be tied in to Clio Road under this plan. Also, the developer has failed to present evidence that single family was not practical, especially along the creek. He does believe a problem with single family may exist along Clio Road.

Mr. Wells indicated he still had objection to the density proposed here but did not object to the multi-family development along Clio Road in light of the industrial development proposed and existing there.

Mr. Myers felt the 400 units in Greenbrier and the 300 units proposed here is too much for the area. He also stated he felt single family in this area is practical from a topographic standpoint.

Mr. Maxton moved that Z-72-16, a request to rezone 60.045 acres, more or less, located on east side of Clio Road south of Alex-Bell Road from Washington Township R-3 to Centerville R-3 be denied, seconded by Mr. Baker. Mr. Davis commented that he concurred with the thought 300 units may be a problem and he had not seen anything that showed this could not be developed in a cluster type manner in zero lot line and fewer units under a R-2 condition. He recognized a problem along Clio Road. The vote was unanimous in the denial of this request.

Greenbrier Commons -- Approval of final plans of Phase I. The developer showed a slide presentation of the proposed project. The first section occupies approximately 7 acres with 59 units. Total land area was approved for 9.3 units per acre. In this section there are 8.4 units per acre. There are parking units for 129 cars of which 78 will be in garages.

Mr. Baker questioned the number of garages. There are 78 in this first section.

The community building and swimming pool are included in this first phase. Plans provide for a continuous westbound lane by widening existing pavement to an additional lane with a 10 to 1 ratio of taper. Provision for continuous thru lanes for west and eastbound traffic and a turn lane with stacking area for 6 to 7 cars.

Drainage was discussed and approved by Karl Schab. The existing roadside ditch would be used and rebuilt. Old Greenbrier Lane is to be a public road from Alex-Bell Road to Paddington Station Road.

Mr. Schab suggested developing all of Paddington Station Road as shown in this plan at the present time. The Planning Commission recommended improving only about 50 feet on each side of Old Greenbrier Lane. The balance will be developed as additional phases are started.

Performance bond schedules were discussed with the developers but the opinion was that the City Attorney's letter concerning the posting of performance bonds by the developers was not exactly clear, and that Planning Commission should refer this to Council for consideration.

The Greenbrier Commons Management Association was also considered. Mr. Wells stated the rules should be clearly stated concerning the management of the project and the term ending of a Trustee should be stated. Mr. Archdeacon

stated he would get these answers. There are to be not fewer than three Initial Trustees.

The question of curbing in the center island of Old Greenbrier Lane was considered. A 6-inch barrier curb is provided for to be blacktop. Discussion of concrete vs. blacktop curb followed. The members of the Planning Commission indicated concrete curb would be preferable.

New Business --

Z-72-3 -- Wenzler Construction Company - This is a request to rezone 21 acres more or less from Washington Township R-4 to Centerville P-3. Mr. Davis suggested that Planning Commission consider a change in the rules concerning a 60-day limitation for hearings which would give the developer or applicant an opportunity to meeting with the Planning Commission informally to discuss the proposal and examine its merits. This could save time and money for the developer and the Planning Commission by possibly resolving of objections prior to public hearing. He also suggested that another informal meeting be held after the public hearing where the comments by the public could be considered. The needed changes in the Planning Commission rules such as extending the 60-day limitation or determining when the 60-day starts could be incorporated in the City Planner's proposed text changes.

Public hearing date is March 27, 1973 at 7:30 P.M.

Z-73-1 -- Zengel Construction Company - This is a request to rezone 1.12 acres on the south side of Route 725 along the west side of Cedarleaf Drive from Centerville R-2 to Centerville R-3. Public hearing was set for 8:00 P.M. on March 27, 1973.

Text of Zoning Ordinance Change - A hearing on proposed changes to Zoning Ordinance 15/61 has been set for public hearing at 8:30 P.M. on March 27, 1973.

Hillsmith Property - Public hearing has been scheduled for 9:00 P.M. on March 27, 1973 for proposed rezoning of this acreage which lies in the north-east corner of the intersection of Clys Road and Centerville Station Road.

(Mr. Wells left meeting at 10:30 P.M. Mr. Baker assumed the chair).

Haverstick Builders -- This is a request for the modification of The Wood Apartment project to relocate their maintenance building. The details of the request were explained by Mr. Archdeacon of the Woolpert Company. Mr. Davis moved, seconded by Mr. Maxton that the request by Haverstick Builders at The Woods Apartment on Bigger Road to relocate a maintenance building be approved. The vote was unanimous.

Wilson Sign Company -- A request for a variance from setback requirements to erect a sign 60 feet west of the centerline of Route 48 at 9347 Dayton Lebanon Pike, a former residence, now a Realty Office. The present requirement would place the sign 25 feet further west. The following persons appeared for Beerman Realty: Bert Kaplan, 9347 Lebanon Pike, Beerman Realty, Office Manager Harold Jacobson, 4319 Philadelphia Drive, 11 West Monument, Broker, Vice President, Mr. Wilson, Wilson Sign Company.

The company agreed to submit a letter stipulating that the sign will be moved when the right-of-way is needed for road widening. The variance is to be for a two-year period renewable.

Mr. Maxton moved, Mr. Elliott seconded the approval for a variance for a temporary sign for a two-year period renewable to be erected behind the right-of-way line of Route 48 at 9347 Dayton Lebanon Pike. The vote was unanimous.

Sheehan Road Estates -- Karl Schab presented the proposal. Discussion followed as to the coordination of streets with the streets existing in Rose Estates. The plans show no cross streets. No sidewalks are shown along Sheehan Road in the Centerville right-of-way. It is recommended that a strong suggestion be made to the proper authority, either county or township, or both, that sidewalks be installed. Mr. Davis moved the approval of the Preliminary Plan of Sheehan Road Estates with the named notification, seconded by Mr. Maxton. The vote was unanimous.

Chrysler Corporation -- Wilson Sign

Mr. James M. Smith, 5699 Fairfield, Chrysler representative. This request has already been before Planning Commission and disapproved. Wilson Sign has agreed to remove the Penta Star, lowering the height to 36 feet. One used car sign and one product sign, free standing, will be requested and a service sign on the side of the building. A size variance will also be necessary. This matter will be on the agenda of March 13 meeting.

(At this point Mr. Myers left the meeting.)

Springmont Development Company, Colonial Village -- The request is for preliminary approval of Section 1. This land lies along the east side of Bigger Road approximately opposite The Woods Apartments and south of proposed I-675.

Section 1 is for 29 units on 6.1/10 acres. The entrance will be a 60 ft. right-of-way with a 37 foot paved street. The units will be single family, two-family, three-family, etc. to a maximum of 7 units in a building. Each unit will have a 2-car garage. The sidewalks will be provided on one side of the dedicated street which will be directly opposite to The Woods entrance. Other streets within the project will be private. Parking provisions on the dedicated street are in unusual configurations, vehicles clustered and staggered. Grass, etc., within the complex, will be maintained by the home-owners association.

Mr. Davis moved that the preliminary plan of Colonial Village, Section 1, as shown by the City Engineer and subject to a deceleration lane from the south property line to the entrance street and sidewalks to be placed on the south side of the dedicated street, seconded by Mr. Elliott. The vote was Mr. Davis, Mr. Elliott and Mr. Baker voted Yes, Mr. Maxton voted No. This result in going to Council without recommendation as there must be a concurrence of atleast four members of the Planning Commission.

Adjournment -- 12:50 A.M.

Harold M. Wells Jr.

James Smith
James Smith