

CENTERVILLE PLANNING COMMISSION

May 29, 1973
7:30 P.M.

Mr. Wells, Chairman, Mr. Tate, Mr. Davis, Mr. Baker, Mr. Elliott and Mr. Maxton present. Mr. Myers advised that he would be here at 10:30 to 11:00 P.M.

Public Hearings: Mr. Wells explained the Planning Commission's rules for holding public hearings.

C-73-1 -- Warehouse Beer Systems - Conditional Use Application

Mr. Wells explained this request which is for a conditional use of a business lot on North Main Street south of the Marathon Service Station which is in the A.P. District. The conditional use is for a beer and wine carry-out salesroom. Matters other than the conditional use would be considered by the A.P. Board. Mr. James Swaim presented the facts for the applicant and stated there would be no consumption on the premises, it would be a drive-thru, carry-out operation only. This is to be a high volume business stressing speed, convenience, and cleanliness. It would create no parking problem as the customers drive through and do not park. He stated there would be no odor, garbage or similar material.

Mr. Davis asked if this is property owned by Edward Swaim. Mr. Swaim explained that it is registered to Robert Ferguson but is James Swaim's. It was pointed out that the proposed location of the building would prevent the extension of Wythe Parish Road into Main Street. Mr. Swaim was aware this would happen but stated he did not believe this point was a concern of this particular application. Mr. Wells agreed this hearing was for usage of the property only and building location was a separate concern. Mr. Wells stated that a recommendation would be made to Council regarding building location but it would be separate from any decision concerning the conditional use.

Mr. Maxton - Does the Planning Commission have control of the location of the building or is this beyond Planning Commission's control? Mr. Wells stated Planning Commission has authority in location of streets, this street, Wythe Parish, was located prior to the creation of the A.P. District.

Mr. Elliott -- What is the intended use of the land behind the Marathon Station? Mr. Swaim -- "No use planned at the moment but it is not land-locked. Would need to be serviced from Wythe Parish access. Mr. Wells -- "Is there any other salesroom of less than 500 feet of beer and wine? Mr. Swaim -- Lawson's Store is closer than 500 feet, is next door to actual tract of land but about 250 feet from building.

Those speaking in favor:

David Berth, Wythe Parish -- President of Homeowners Association. "As to conditional use, homeowners of Wythe Parish are most affected by the proposed use but are in favor of the proposed use.

John Coleman, Wythe Parish, this would be the least offensive to the residents of Wythe Parish, it would eliminate through traffic and they would lose the privacy they have if the street went through.

Ned Haverstick favors the proposal and wants to keep the street from going through.

Mr. Swaim -- "There are no set plans for the property behind Marathon Oil. This area is owned by Edward Swaim, father, and the property, if sold, would not be left landlocked by Jim Swaim.

David Berth -- Asked the schedule of the City as to improvement of Wythe Parish and the possible abandonment of the plans to finish Wythe Parish as a road. Mr. Davis stated the City had no plans to abandon the desire to improve Wythe Parish.

Those in opposition:

R.H. Gerber, North Main Street. He believes Wythe Parish should connect to North Main Street. Trade of a street for a beer drive-in is poor use of the land. Need a street through. Overall planning of the community requires another street such as Wythe Parish from traffic standpoint, fire safety, etc.

Mr. Davis explained that the City has always had the intention of completing Wythe Parish.

Frank Shaffer questioned the placement of the fire hydrant in the middle of the street (Wythe Parish). Karl Schab explained the reason.

Mr. Baker asked Mr. Gerber of his intention to let Lakeview Drive go through his property. Mr. Gerber stated he was aware of the location of Lakeview Drive and he couldn't commit Lakeview at the moment but at some future time Lakeview will probably be connected to Main Street.

Mr. Baker -- "Access to Terrace Villa plat needs consideration because the only access is Ridgeway Road and Hampton Drive.

Mr. Wells recognized the City's omission of not filling the street plan for Wythe Parish and stated the same mistake should not be made of Lakeview Drive through Gerber's property".

K. Cology questioned the entire traffic pattern in this area from Bradstreet Road through Franklin Street. John Davis explained the Council's thoughts when Terrace Villa and Wythe Parish developed. Public hearing closed.

Street location -- Notice to recommend to the Council that an engineering and planning study of Lakeview Drive and Wythe Parish and the area

as a whole including Bradstreet and Lyons Drive by the next public meeting of the Planning Commission made by Mr. Maxton, seconded by Mr. Baker. Unanimous, by roll call.

Conditional use of sale of beer and wine -- Mr. Davis asked the address of the application of the conditional use and the location by metes and bounds. Mr. Wells indicated the application indicated the address. Mr. Swaim indicated the map was showing the correct location. Motion by Mr. Tate to reject the application, seconded by Mr. Davis. Wells and Maxton -- No; Elliott, Davis, Baker, Tate -- Yes. Request denied by Planning Commission.

C-73-2 -- Village Delicatessen

Conditional Use -- Mr. Bostwick explained the application. Described the location on South Main Street, the old Arco Station.

Mr. Wells asked about other carry-outs nearby and was told there were none. He read a letter from Mr. Welch, Cranston Court (62), opposing the request which is in the file.

Mr. Davis asked Mr. Bostwick if he now had a valid permit from State. An application to Liquor Department has been made of permit in folder.

Speaking in favor -- None. Opposition -- Mrs. Ziegler, Winchester Place, opposed as being plenty of carry-outs already.

Mr. Bostwick replied to Welch's letter stating there would be no traffic from his place into Cranston Court.

Motion by Mr. Elliott, seconded by Mr. Maxton, to approve this request to Council, approval of application for conditional use. Unanimous, by roll call vote.

Z-73-3 -- Magsig Rezoning. Attorney James Gilvary represented Mrs. Magsig and the developer, Ferguson, Woodley and John Griffith and described the land and its present use. The proposed use would involve the present stone house as a business use. Would preserve the woods as much as possible, use colonial type architecture as much as possible. Have high quality, customized retail outlets. The surrounding area justifies the rezoning. The area is zoned for industry but is not being used for industry but for commercial uses.

Mr. Wells noted that under a recent ordinance the Planning Commission has site plan review in B-1 and B-2 districts if this rezoning would be approved.

Those speaking in favor of the request - Robert Ferguson - showed the need for commercial development.

Opposition -- None.

Mr. Davis asked Mr. Winterhalter to give a firm opinion as to the merit of this proposal. Mr. Winterhalter replied that he sees no pressing need for commercial development presently.

Mr. Davis -- "Mr. Winterhalter indicated an abundance of commercial land presently. Mr. Davis asked Mr. Winterhalter if we had no commercial land would this be a good location for commercial? He replied, "Yes".

Mr. Maxton concerned with the control of the uses, could be an asset to the community.

Mr. Baker concerned with the proximity to the new High School. Doesn't see the urgency of the request presently.

The master plan shows this strip to be industry. Mr. Wells commented industry should be southwest of this area.

Ferguson stated it would be developed by himself, Woodley and Griffith.

Mr. Tate moved the approval of the request for zoning change, seconded by Mr. Maxton, with the recommendation it be developed or a unified development. Mr. Baker -- No. The balance -- Yes.

P.O.-73-5 -- Six month expiration for zoning permits. Mr. Wells read the entire ordinance, an amendment to Ordinance 15/61.

Mr. Elliott questioned what happens to a Zoning Permit upon expiration?

Mr. Wells believes six months too short a time, should be 12 months for expiration, also Tate and Elliott.

Speaking in favor -- None.

Speaking in opposition -- None.

Motion by Mr. Tate to recommend to Council the adoption of the Ordinance with the recommendation the time period to be extended to 12 months in place of six months, seconded by Mr. Elliott. Vote was unanimous.

Carriage Square -- James Nordloh, Architect, represented the developer. The revised plan shows 35 feet sidelines, 60 feet at the rear, 50 feet setback in front. A 100 foot strip to the south adjacent to I-675 has been purchased by Woodley. They will not develop this but want to include it in density computations. The total units are 253, 170 units in ground floor. 9 1/2 units per acre total, 6.38 units per acre on ground floor. 83 open parking spaces around the three-story and 107 open spaces around others, all other parking is concealed. Structures cover 5.6 acres. Parking line on west side has been moved further east from the property line. Acceleration and deceleration lanes have been provided.

Mr. Tate moved, Elliott seconded to recommend the present plan to Council. Mr. Davis, relayed Council's concern with off-street parking for construction workers and a run area to throw off mud from the trucks. Six members of the Commission voted "Yes", Myers abstained.

Davis Buick -- Sign Approval.

Sign height to be 4 feet from bottom to ground, 10 feet from lot line, internally illuminated, off at 9:00 P.M. Motion by Mr. Wells to approve the application for variance for sign not more than 5'4" high and a setback of at least 10 feet from the right-of-way, seconded by Mr. Baker. Vote was unanimous.

P.O.-73-3 -- Proposed ordinance for regulation of signs. Mr. Wells read opinion from Nick Farquhar concerning the necessity for new public hearing. Mr. Winterhalter explained briefly the recommended changes. Public hearing was set for June 26, 1973, at 8:00 P.M.

Standard Oil Company -- The applicant contended that the two curb cuts on Franklin Street were safer than a single curb cut. Mr. Tate and others agreed with this opinion. Motion by Mr. Maxton to accept the curb cuts on East Franklin Street and Compark Road as shown on drawing #DAY 364 A of Standard Oil Company, seconded by Mr. Tate. Vote was unanimous.

(Myers entered at 11:15 P.M.)

Pelbrook Estates, Sections 2 and 3 -- Don Ernst of the Woolpert Company, presented the plans for the applicant. Both sections will be developed at the same time. The main access road will be completed to Alexandersville-Bellbrook Road. Mr. Lapp has a commitment to sell 30 of the lots to Brainard. Discussion of the land dedicated for right-of-way on Alex-Bell Road followed but no decision. Mr. Maxton questioned using the name of Ambridge Road in this area as it would conflict with the present Ambridge. Don Ernst was aware of the possible problem and stated the name would be changed. Sidewalks on west side of John Elwood, north side of Pelbrook Farm, south side of Overbrook and south side of Mapleton. Drainage plan has been approved by the City Engineer Karl Schab. Karl Schab wants the actual lot sizes shown in the final plan.

Motion by Mr. Maxton to accept the final plan of Pelbrook Farm, Sections 2 and 3, subject to approval of lot sizes by the City Engineer and of right-of-way on Alex-Bell Road of 120 feet and the change of name from Ambridge and a deceleration lane in Section 3; seconded by Mr. Myers. The vote was unanimous.

E.C.-73-4 -- Encrete - Approval of Business in E.C. District.

This is a 2 1/2 acre site south of Far Hills Animal Clinic to the Steak & Ale Restaurant. Pier 1 is a proposed retail business of clothing and gifts, both franchised. The other use is a cafeteria. Harry Misel presented the application. William Apple explained the difficulty of conforming to E.C. requirements to fit in the particular neighborhood. It was suggested that an amendment to the Zoning Ordinance be initiated to permit a use such as Pier 1 in the E.C. District. The Commission agreed that the cafeteria use is OK but a revised plat plan is needed to conform to the parking regulations as required.

The separate ordinance change of text for the E.C. uses is set for public hearing on June 26, 1973, at 8:00 P.M.

Ronald R. Grieve -- No action taken. Advise Park Board of the request and see what their desires are.

V-73-7 -- Kostic Construction

John Koverman, Attorney, presented the application for Kostic. The proposed use is for a beauty salon, not a permitted use in E.C. District. He would have six operators on duty. He wants to wait for the above text change to the Zoning Ordinance.

Z-73-4 -- Norfleet rezoning in Village South, Section 16.

Public hearing is set for June 26, 1973, at 9:00 P.M.

Hardee's -- Approved.

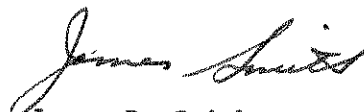
Sycamore Canyon was presented by Don Ernst of the Woolpert Company. Public hearing is set for June 26, 1973, at 9:30 P.M.

Fox Run, Section 1

This was presented by Don Ernst of the Woolpert Company. It will have 20 buildings, 111 units on 12.8 acres. Recommend for approval subject to approval of the screening plan. Motion by Mr. Wells to accept the platting record plan of Fox Run, Section 1, subject to approval of the plantings by the City Engineer; seconded by Mr. Elliott. The vote was unanimous.

Plymouth Notch, Section 1 presented for approval. All lots more than 20,000 square feet. Street aligned with Brainard Woods Drive. It will be 26 feet road. Mr. Maxton suggested changing name of Braewood Drive to avoid possible conflict with Brainard Woods Drive. Franklin Street shown on map should be changed to Centerville-Station Road. Sidewalks should be provided on Centerville-Station Road and along Braewood Drive to the bridge. Motion by Mr. Wells to approve the plan subject to Engineer's approval of walks; seconded by Mr. Maxton. The vote was unanimous.

Adjournment.



James R. Smith
City Manager

JRS:fh