

Centerville Planning Commission

Regular Meeting  
August 28, 1973  
7:30 P.M.

1. Roll Call -- Mr. Wells, Chairman, Mr. Maxton, Mr. Tate, Mr. Baker, Mr. Davis, Mr. Murphy were present. Mr. Myers is on vacation.
- 2.
3. Public Hearings:

Bonded Supply Company (C-73-4) -- Mr. William Stump, Bonded Supply Company presented the application. There will be 12 parking spaces provided, required 10. It will be a separate operation from the oil station. The service station will operate 24 hours, the proposed store will close at night. There will be two different companies, the Bonded Supply Company will operate the store and Bonded Oil Company for the service station. The porcelain veneer on the outside of the present building will be removed and will be replaced with a white brick veneer. The name will appear only on a black background field at the top of the building. The parking spaces 10 x 20 feet as shown were approved. Mr. Murphy questioned past success by the company for this type of operation. Mr. Stump replied that they had little past experience with this type operation. Those in favor -- none. Those in opposition -- none.

Mr. Robert Thomas, Gershwin Drive, questioned the number of permits allowed and existing.

Mr. Tate moved to approve the request, seconded by Mr. Wells. The vote was unanimous.

At this point Item 5-C under New Business was taken up by Planning Commission which is I-675 relocation and recommendation to Council.

Mr. Wells recommended that Council state publicly that I-675 should remain in its present location because of our zoning being set in that area and the need for the highway. Centerville has preserved the trees that are in the near vicinity of I-675 and that are planning will try to preserve the woods that are there. The City is not against the preservation of trees but it is imperative that the highway be constructed. It was understood that the highway would be built but the recommendation is that the present alignment being undisturbed. The Resolution 3/69 was discussed and it was determined that it should be reaffirmed to the State with the recommendation that the Bigger Road overpass be widened.

Mr. Wells moved to recommend to Council that the City recommend the present alignment of I-675 be continued and that Resolution 3/69 regarding the overpass and interchange on Bigger and Wilmington be in accordance with the Montgomery/Green County Plan, seconded by Mr. Maxton. The vote of approval was unanimous.

Z-73-7 - Brainard Construction Company - Application for rezoning from R-1 to R-3 for Lot 979, Oak Creek, Section 5.

This lot lies along Overbrook Drive adjacent to the Centerville/Kettering corporation line.

The City Planner explained the proposal which is to be a two-family home. The area is now zoned for single family residence.

The City Planner outline the request and explained the present development

in the surrounding area which has multi-family of Booher Construction Company to the east and single family to the west in Kettering. The lot proposed lies next to the barricade constructed by the City of Kettering blocking Overbrook Drive. Mr. Schab explained Kettering's announced intention to place a cul-de-sac on Overbrook Drive to permanently block the street and Kettering's intent to build a mound of earth on their side at the corporation line to act as a permanent barricade.

Mr. Maxton commented on the declining elevation of the lot toward the drainage ditch which might make a cul-de-sac on the Centerville side practical.

Jack Brainard of the Brainard Construction Company spoke in favor of the request. He said that when the lot was purchased the barricade did not exist and this was one reason for the requested rezoning. He gave the Chairman, Mr. Wells, a petition approving the request signed by 9 people who would be affected.

Those in opposition -

Howard Kathmann, 5884 Overbrook Road, asked if the drawing shown by Brainard is what will actually be built. He questioned the effect of this rezoning on the 3 lots which are owned by Ray Sharp near this request. He stated he thinks this approval might set a precedent. He was advised that Sharps land is not adjacent to this lot so the opinion was there would be no precedent setting effect.

Mr. Brumbacher, 5859 Overbrook, opposed multi-family near single family and expressed concern with the traffic pattern.

Mr. William Hilgeman, 5792 Overbrook Road, stated that all people were told these would be residences so he is opposed to any apartment or condominium use.

Mr. Weinkauff, 5864 Overbrook Road, is concerned that the type of building shown is what will be actually built and is also concerned about precedent setting.

Mr. Robert Thomas, Gershwin, Drive expressed a concern with traffic on Overbrook Road.

Mr. Shindler, 5855 Overbrook Road, doesn't understand why the barricade makes a less desirable lot.

Mr. E. R. Lindquist, 5717 Oak Valley Road, questioned square footage of building lot and building proposed. The Planning Commission then noted the lot is .409 acre and questioned the City Engineer as to the accuracy of this figure. It was determined that the lot is presently zoned R-2 rather than R-1 and is a 17,600 square foot lot.

Mr. Shindler, 5855 Overbrook Road, questioned using private drives as turn-arounds and suggested that the City buy the lot and form a cul-de-sac.

Mr. Whiting, 5860 Overbrook Road, questioned the petition presented by Brainard by stating that two of the signers live in Brainard homes. Mr. Wells stated this had no effect on the petition.

Mr. Davis asked Karl Schab to investigate the possibility of acquiring a small amount of ground from Brainard and Booher to construct a cul-de-sac. He was to contact both owners.

Mr. Baker questioned the permanence of the barricade on Overbrook.

Another citizen asked for clarification of the screening requirements.

Mr. Maxton moved to approve and recommend to Council the rezoning from R-2 to R-3 for this request. The vote was 4 in favor and 2 opposed. Mr. Baker and Mr. Davis opposed it on the grounds that they would like to see it delayed for further negotiation with Kettering regarding the barricade.

Mr. Davis moved, seconded by Mr. Maxton, to get a written decision from

Kettering as to the continuation of the barricade and pursue all areas to remove the barricade. The vote was unanimous.

Mr. Maxton then moved to rescind the first motion to approve the rezoning request, seconded by Mr. Tate. The vote was unanimous.

Mr. Maxton then moved to table request Z-73-7 pending the outcome of the negotiations with Kettering, seconded by Mr. Davis. The vote was unanimous.

Z-73-6 Black Oak Development Company -- Request to develop planned residential community of 285 units on 89.2 acres (3.2 units/acre). Property is located east of Clyo and 450 feet south Alex-Bell Road.

Mr. Davis moved to remove this application from the table for action by the Planning Commission. This was seconded by Mr. Baker; approved unanimously.

City Planner reviewed the application. He introduced a plan recommending 247 units be permitted in the entire area. His plan was divided into 4 separate areas showing single family adjacent to the existing single family on the east, multi-family on the west and near Clyo Road and park area to the south.

Mr. Baker moved that the plan submitted by the City Planner be accepted, seconded by Mr. Maxton.

Mr. Baker favors extending a road to the north to connect Alex-Bell Road provided it meets the road from Greenbrier Commons and hoping the State widens the rest.

Several members questioned whether or not this plan met with the approval of the developer. Mr. Davis commented that many hours had been spent on earlier plans presented by Black Oak and had come out with a reasonable development containing 3.2 units per acre giving liberties to develop as the terrain permits, and he believes this recommendation would require another public hearing. It was finally decided that this new plan could be accepted without another public hearing under a recently passed ordinance.

The developer commented that he had not had the opportunity to examine this plan but it seemed to him that the reduction in density and still requiring the 12 acre park was unfair. He also commented that this proposal would require screening around the entire perimeter. Mr. Wells commented that some screening could be omitted by a Planning Commission recommendation to Council.

There was a discussion concerning crediting the proposed park area to increase the density in portions of the plan proposed. Mr. Wells agreed that it might be possible to increase the density in some degree but not along the Weller Farm at the south side of this property which should not be given the appearance of becoming an eventual area of R-4 or anything less than R-1.

Motion by Mr. Baker, seconded by Mr. Murphy that this plan as shown be recommended to Council for approval. The vote was unanimous.

Mr. Baker indicated he was in favor of extending a road through this development into Alex-Bell Road with the provision that it enter Alex-Bell Road at a point opposite the Greenbrier Commons entrance, and hoping that the State does widen Rt. 725.

Mr. Davis commented that he personally saw nothing wrong with the plan presented earlier by the developer which had been the result of many hours of work and study by the developer and the City. He would not use that as a reason for voting against this plan but again did not disapprove the earlier one.

Z-73-5 -- Rezoning of 403 acres along Clio Road to I-675 and the Penn/Central railroad to I-1. It had been moved and seconded to place this rezoning back on the table.

The City Planner explained the proposed rezoning.

Paul Moody believes this land will not develop as industrial. He cited Kettering as an example.

Mr. Wells referred to the Master Plan. The only reason for having industrial land is economics. You must zone land in advance or do as presently, wait for the developer to request rezoning.

Mr. Robert Thomas, Gershwin Drive, questioned the desire of the people for all this industrial development. He wants to go to the ballot for a decision on industrial zoning.

Mr. Baker believes the Master Plan should be followed within reason. The City Planner told the Commission that they can develop such as they recommend. Record of present development reflects this. Mr. Baker thinks the area adjacent to I-675 is reasonable. Major objective is rezoning of 405 acres. Mr. Baker questioned the public opinion poll desire for rezoning. Mr. Baker prefers that Council request added information from MVRPC and action.

Mr. Tate approved blocking out the area for industry. If not practical, it could be rezoned later.

Mr. Maxton opposes piecemeal development and also refers to the Hammer, Green, and Siler report of 1967 which was given to the City by the Huber Company and directed toward the marketability and development of the land in this area. He questioned the City's plans for marketing this land.

Mr. Murphy stated that Dayton can't compete for industrial development.

Nora Lake - What would developers put in this area if not industrial?

Mr. Moody stated that 1,000,000 square feet of office space in the downtown Dayton area can't be rented. He also thinks the City should develop roads first, then you can make development happen.

Mr. Davis stated we are looking every place, not only in the Dayton area, for possible tenants.

Motion by Mr. Tate to recommend proposed Ordinance #73-5 to Council for approval; seconded by Mr. Davis. The vote was 4-2, Mr. Baker and Mr. Murphy - No; Mr. Wells, Mr. Tate, Mr. Maxton and Mr. Davis - Yes.

Carriage Square - Mr. Archdeacon of the Ralph L. Woolpert Company presented the landscape plan, and the architectural plan was also reviewed.

Motion by Mr. Maxton, seconded by Mr. Tate to recommend to Council the landscape and architectural plan of Carriage Square. The vote of approval was unanimous.

J. S. Davis, Loop Road - Four (4) acre lot to be used for recreational vehicle sales and service and leased by Voss Chevrolet. Motion by Mr. Wells to approve the zoning permit for J. S. Davis Company on Loop Road and sidewalks be constructed; seconded by Mr. Davis. Vote was unanimous.

CC-6-73 - This was an application for a curb cut at the medical building at the northeast corner of North Main Street and Zengel Drive. The applicant is Dr. Lawton Gerlinger. Motion by Mr. Wells to approve the plan presented for this curb cut; seconded by Mr. Tate and passed unanimously.

Zengel Replat - Three lots on the south side of Alex-Bell Road and on the west side of Cedarleaf Drive. Mr. Tate recommended the replatting of three lots to one lot; seconded by Mr. Davis. Zengel will submit a better screening plan.

Eavenson Enterprises, Ltd. -- Office building at the southeast corner of Hewitt Avenue and Kentshire Drive. The City Planner presented the site plan, and the parking and screening plans. Mr. Maxton moved to recommend to Council these plans for approval; seconded by Mr. Tate. The vote was unanimous.

Cambridge Inn Cafeteria - The City Planner presented the landscape plan for approval. Mr. Wells moved to recommend approval of the landscape plan for Cambridge Inn Cafeteria; seconded by Mr. Murphy. The vote was unanimous.

Centerville Lanes - Bowling Alley. No action was taken on this because we received the plans too late.

EC-73-6 -- The site plan for emergency medical clinic to be located in former Far Hills Kitchen, on E.C. zoned land south of Ponderosa was reviewed by the Planning Commission. Mr. Davis moved to approve the site plan; seconded by Mr. Tate. The vote was unanimous. The sign to be used was not submitted and will be before the Planning Commission for approval at a later date.

Adjournment - 11:35 P.M.