

CENTERVILLE PLANNING COMMISSION

Regular Meeting  
September 25, 1973  
7:30 P.M.

1. Roll Call -- Mr. Wells, Chairman, Mr. Tate, Mr. Maxton, Mr. Myers, Mr. Baker, and Mr. Davis were present. Mr. Murphy was absent. Mr. Smith, City Manager, Mr. Schab and Mr. Winterhalter were also present.
2. Approval of the minutes of August 28, 1973, only Page 4 was corrected; Mr. Maxton moved, seconded by Mr. Baker. The vote was unanimous.

Approval of the minutes of September 11, 1973. Motion by Mr. Maxton, seconded by Mr. Baker. The vote was unanimous except for Mr. Wells' abstention.

3. Public Hearings:

Z-73-8 -- Revised zoning map to accompany revised text, (P.O.-73-8). City Planner explained the proposed changes which were only to revise current residential number classifications, for new residential districts, and to substitute best classifications for Entrance Corridor districts. The City Planner also recommended considering changing Black Oak and Springmont's "B-2" to "B-1", as new "B-2" district unlike former "B-2".

Those speaking in favor or in opposition to:

Comment by Jack Brainard - He said Black Oak should have a right to examine the "B-2" proposal before passage. Mr. Wells and Planning Commission agreed, saying he would have an opportunity prior to Council's action.

Mr. Baker asked if Planning Commission was aware that covenants were for a specific period, five years? It was agreed that covenants must be for a specific period, cannot be permanent.

Action deferred until later in the meeting.

4. Unfinished Business:

- A. P.O.-73-8 -- Revised Zoning Text. Mr. Winterhalter had a few proposed changes; considered later in the meeting.
- B. Eavenson Enterprises, Inc. -- No action taken as neither applicant nor final landscape spacing was submitted.
- C. Bellbrook Planning Commission meeting was skipped until later in the meeting.
- D. Z-73-7 -- Brainard Development Company - Lot 979 on Overbrook Drive from R-1 to R-3 (2 double units). Mr. Maxton moved that rezoning request, Z-73-7, be approved, seconded by Mr. Tate. Vote was deferred to await Kettering's decision on the permanency of the barricade and cul-de-sac. The City Planner recommended not granting the rezoning for the following reasons:

1. Spot zoning (1/2 acre).
2. Drainage ditch not unexpected.
3. Barricade is coming down, and grass planting at end of Kettering's cul-de-sac.
4. Fox Run Apartments' cul-de-sac designed for adequate turn-around.
5. Lot would be more intensely used (more square feet of living area) with double than single family.
6. Single family home compatible to those on block, not unfeasible.
7. Would rather approve a variance request for building location.
8. At initial rezoning, commitment was for single family on west side of Overbrook, insufficient reasons given for change.

Mr. Davis questioned Mr. Winterhalter if the barricade influenced his decision regarding his opposition to rezoning. Mr. Winterhalter stated that the barricade was only one factor. Mr. Davis, Mr. Baker, Mr. Tate, and Mr. Maxton voted "Yes", and Mr. Wells and Mr. Myers voted "No". This results in no definite recommendation to Council.

E. Review of Site Plan for retail office complex south of Fireside Drive by Royal Homes, Ltd.

The City Planner explained the proposal. Recommended parking change to allow 40 foot right-of-way public street, thereby reducing to 199 spaces from original 245 spaces; only 191 required. E.C. text change has passed Council allowing additional uses but not effective until October 10, 1973.

Mr. Wells stated, "uses should be spelled out so that the percentage of the floor area devoted to retail and other uses would be clear". The impact statement should be prepared before recommending to Council.

Mr. Baker foresees some difficulties as this is the first chance to see what the effect of retail uses in E.C. might be. Compatible uses should be listed. The developer threatened to wait until the proposed ordinance (P.O.-73-8) passes and develop tract as B-3.

All agreed that site plans shown is better than one shown previously. Mr. Wells explained that the compatible uses must be detailed, explaining why they will be compatible with existing uses.

Realtor/Developer, Dale Smith, impatient with the procedure; if uses shown on site plan look agreeable to Planning Commission and site plan is agreeable, why wait? The additional and potential uses should spell out compatibility and then after October 10, 1973, Commission will make decision.

- 5E. 7:30 P.M. - Z-73-8 -- Setting public hearing for rezoning (R-1 to R-3) of  $\frac{1}{2}$  acre lot on West Franklin Street on Dr. Glanton's proposed medical office. Public hearing is set for October 16, 1973.

One public hearing for both requests. C-73-5 -- Seek residential-office use in the R-3 district.

- 4A. P.O.-73-8 - Text Change -- Additional changes explained by the City Planner. Motion to accept P.O.-73-8 with latest revisions, made by Mr. Myers, seconded by Mr. Tate. The vote was unanimous.
3. Z-73-8 -- Zoning map to accompany text. Mr. Davis mentioned the area at the end of South Village Drive which should not be zoned business as it is next to single family. Motion by Mr. Tate, seconded by Mr. Baker to accept the zoning map as shown. The vote was unanimous.
- 4C. Bellbrook Planning Commission meeting -- They want to discuss Paul Lapp's property, relocated Wilmington Pike, business zoning along Wilmington Pike. October 9, 1973 is the proposed date for meeting. Mr. Davis cannot attend on October 9, 1973. October 16, 1973, at 8:00 P.M., alternate meeting at 100 West Spring Valley Road.
- 5F. V-73-12 - Carl C. King, 99 Davis Road. Lot was split and sold with deficient frontage, 112 feet with a 120 feet required by R-1. Mr. Davis moved, seconded by Mr. Tate to act favorably on this request for variance. The vote was unanimous.
- 4F. Loop Road lighting plan for Recreational Vehicles by Voss Chevrolet. No action taken, deferred for further study and definition of standards.
- 5A. Ponderosa's request for extension of variance for outdoor storage building. Letter read by Mr. Wells stating reasons for need of storage building i.e. fire hazard of paper goods.

Mr. Wells and Mr. Maxton stated Ponderosa should build a permanent building instead of using this temporary building. It should be a compatibly designed permanent accessory building or an addition to the building. Mr. Wells suggested giving 60 days for them to re-design the existing storage building or construct an addition to the new building, compatible to the present building.

The City Planner was directed to contact Ponderosa regarding an addition to the building. Mr. Maxton moved that Ponderosa be directed to reply to the suggestion for the permanent addition to the building within 30 days notifying Planning Commission of intent and at the November 27, 1973 Planning Commission meeting submit detailed plans; that the present application V-73-11 be rejected, seconded by Mr. Davis. The vote was unanimous.

- 5B. Thoroughfare Standards -- The proposed changes were explained by Mr. Winterhalter. Questions regarding need for 120 foot r/w, planner to substantiate or change at the next meeting. Adoption of 3-mile jurisdiction, all in favor. Motion will be entertained when final thoroughfare standards are approved.
- 5C. Impact Statement/Rezoning Application changes explained by Mr. Winterhalter. Motion by Mr. Davis to accept the impact statement and rezoning application requirements, seconded by Mr. Maxton. The vote was unanimous.

- 5D. Rules of Procedure -- Changes explained by Mr. Winterhalter, revised as of September 25, 1973. Really only embodies the changes we have already made in the procedure. Delete "if it involves 10 or less parcels". The Commission could make exceptions in the notification rule. Motion to accept rules as revised September 25, 1973, by Mr. Maxton, seconded by Mr. Baker. The vote was unanimous.
6. Adjournment -- 11:35 P.M.

  
Robert Winterhalter  
City Planner

RW:fh

