

*Approved by P/C  
Feb. 15, 72*

REGULAR MEETING

CENTERVILLE PLANNING COMMISSION

January 25, 1972

The regular meeting of the Centerville Planning Commission was held January 25, 1972. Present were Bruce Baker, Elmer Tate, Nevin Elliott, Robert Ackerman, Gary Maxton, City Manager James Smith, and Consulting Engineer Karl Lewis. The minutes of the January 4, 1972 were approved as corrected.

A Public Hearing was held on Zoning Ordinance 2-72-1. Mr. Charles Abromovitz presented the request to rezone 10.820 acres from R-1 to B-2 and EC classification. He explained its relationship to the Inland System's surrounding property. Mr. Maxton moved for approval of the application subject to dedication of right of way along A-B Road and sufficient funds in escrow for road improvement. Mr. Tate seconded. The motion passed 5 to 0.

The Planning Commission reviewed the architectural elevations and the plot plan of the Pleasant Hill Swim Club. Both were considered satisfactory with the exception of the parking lot and roadway. Mr. Baker felt that the parking lot should be paved as required in the Centerville Ordinance for public parking areas adjacent to private clubs. There was question on interpretation of the Ordinance as to whether public parking area requirements for private clubs was applicable to private parking areas at private clubs. It was felt the matter should be reviewed by the City Attorney. Jim Greenlee, representing the Club, explained that plans were to have a crushed rock road and parking area and black top as soon as funds permitted. It was moved by Mr. Tate, seconded by Mr. Elliott that the plans dated 12 January 1972 be approved pending the decision of the City Attorney on parking lot paving. Motion passed 5 to 0. *Opinion distributed on 5 Feb. 72*

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A Public Hearing was held on P.O.-72-2. This Ordinance was a description of the proposed boundaries of the Architectural Preservation District. Mr. Baker explained the boundary as shown on a large map. Mr. Paul Hoy, representing the Centerville Historical Society, described approximately 14 locations within the proposed district which had historical significance. Mr. Maxton raised the question as to whether the Public Hearing was legal because the residents adjacent to the proposed boundaries and within 500 feet of the area had not been notified by mail. This is a requirement of the Rules of Procedure of the Centerville Planning Commission. Since Ordinance 25-69 states that Public Hearings before the Planning Commission need only be published and not have notices sent to adjacent property owners, the Planning Commission felt the Public Hearing might not be legal. A ruling by the City Attorney was requested.

Howard Kreider, 44 Benzell Drive, stated he was not in favor of business south of Martha Street because the Main Street is not wide enough to support increased traffic.

David Barnard, 35 Benzell Drive, stated that the Planning Commission and Council had twice refused requests for business zoning south of Martha during the last 2 years. He questioned why we were now reversing these decisions.

Mrs. Frances Puterbaugh felt that the Planning Commission

and Council had previously turned down business zoning south of Martha because the Ordinance at that time did not have proper controls over business zoning. She feels the Historic Preservation Ordinance does give this control.

There was some discussion concerning the future widening of South Main Street. Mr. Baker explained that future traffic volume might require widening and that the Centerville Master Plan calls for 120 ft. right of way.

Mr. John Wetzell, 15 Benzell Drive, stated that there were no significant historic landmarks south of Martha in the proposed boundary.

Mr. Richard Miller, E. Ridgeway Road, stated that 5 lots on Weller Ave. on the north side and west of East Drive were probably some of the oldest in Centerville and were not included in the District.

Mr. Clark Turner of the M.V.R.P.C. explained the advantages to other cities in the U.S. which had adopted this type zoning district. He felt that there usually was more control in such a district compared to the traditional zoning.

Mr. Maxton moved that the Ordinance be tabled and a public work session be held by the Planning Commission to further discuss it. The Planning Commission voted to table the Ordinance and to hold a work session on February 17, 1972 at 7:30 P.M. It was ruled that the Public Hearing could continue but the Ordinance was tabled until February 17, 1972. It was felt that if the Public Hearing was ruled improper by the City Attorney because of the conflict between the rules of the Planning Commission and the Ordinance 25-69 that another Public Hearing could be held at the meeting of February 29, 1972.

Mrs. Robert Murphy of South Main St. spoke in favor of the proposed district. She said that business zoning was very reasonable south of Martha Ave. based on potential expansion of the City.

Discussion was held on Zoning request Z-71-18 for rezoning along A-B Road. Mr. Maxton moved that the request for rezoning from R-2 to R-4 be denied. Mr. Tate seconded the motion. The Planning Commission voted 5-0 to deny the request. Mr. Maxton moved to rezone the land from R-2 to R-3. Mr. Baker seconded the motion. This had been considered by the applicants to be acceptable. Mr. Baker felt that their reason for request, especially due to Gold Circle had some merit. He also questioned if another Public Hearing was required. The Planning Commission all felt another Public Hearing was not necessary. Mr. Tate pointed out that the request was for a rezoning and not necessarily small offices as the conditional use ordinance limits. Mr. Elliott felt that not enough people were included in this request, feeling that adjacent property owners had an equally strong set of reasons for rezoning. Mr. Ackerman felt that adding business offices at this time would further complicate the problem which now exists and would prefer to wait for further developments in the area such as I-675. The Planning Commission voted 4 to 1 to deny the request. Mr. Maxton was in favor.

The Planning Commission discussed the revised Preliminary Plan of Rose Estates. The primary change was the inclusion of a three acre lake in the park region of the plat. Mr. Russell Miller of the Park District felt that the lake could be good or bad, stated that one park along Rt. 725 had a lake and that the park district was not opposed to it. Mr. Ackerman questioned the safety of small children in homes near the lake. Mr. Baker brought up the Master Plan requirement of connecting Nutt Road to Paragon Road. The Planning Commission felt it was no longer possible to connect or develop such a road and felt that since most of the proposed road was in Washington Twp. that perhaps the Township could enhance its future development. Mr. Elliott moved to approve the plan of Nov. 18, 1971. Mr. Tate seconded the motion. The motion passed 5 to 0. The Planning Commission agreed to study a record plan of one section of Rose Estates on Feb. 15, 1972.

The Record Plan of Black Oak 4, Section Two was presented to the commission by Charles Abromovitz of the Woolpert Co. He reviewed the drainage patterns of adjacent Frank Hill Smith land and how they had designed two culverts to carry away the water. Mr. Karl Lewis explained he had not yet studied the plan in detail. Mr. Tate moved to accept the plan contingent on review by Miami Engineering. Mr. Ackerman seconded the motion. The Planning Commission had waived sidewalks on the south side of Black Oak Drive but required them on the North side. The motion passed 5-0.

Mr. Jim Cotter, representing Town Properties, presented a request V-72-1 for a variance to erect an 8' by 12' sign advertizing their property. It would replace an equivalent sized sign blown down by the wind. Mr. Maxton moved to approve the request as shown on the enclosed drawing, 85 feet east of the center of Rt. 48 and 35 feet south of Fireside Drive. Mr. Tate seconded the motion. The motion passed 5 to 0.

Mr. Guy Elder presented request C-72-1, a conditional use request for a realty office on the southeast corner of W. Franklin and Weidner Lane. Mr. Maxton was opposed to the large blacktop parking area. Mr. Baker proposed adding an additional 12 feet to the street to conform with the remainder of the street. The Planning Commission felt that this was unnecessary. Mr. Tate moved to approve the request, subject to adequate screening by planting, reduction of the rear parking to eight spaces. Mr. Elliott seconded the motion. The motion passed 5 to 0.

The Planning Commission established a Public Hearing for 7:30 P.M. Feb. 29, 1972, on a request for rezoning from Black Oak along Clyo Road.

There being no further business, the meeting was adjourned.