

Approved 23 Jan 1972

REGULAR MEETING

CENTERVILLE PLANNING COMMISSION

January 4, 1972

The regular meeting of the Centerville Planning Commission was held January 4, 1972. Present were Robert Ackerman, Bruce Baker, Gary Maxton, Nevin Elliott, John Davis, Chairman Harold Wells, and City Manager James Smith. The minutes of the November 30, 1971 meeting were approved as corrected.

Public Hearing

Z-71-18 Byron E. Holzfaster, attorney, presented a request by 14 residents along A-B Road opposite Gold Circle Store, who requested a change in zoning from R-2 to R-4 conditional use for residential offices. His arguments were as follows:

1. The construction of Gold Circle has made the properties unsuitable for private residences.
2. The associated traffic creates a problem in using driveways in a normal residential manner and is potentially unsafe for children playing in front yards.
3. Centerville is considering rezoning large additional land area adjacent to Gold Circle for business.
4. Plans are being made for the future widening of A-B Road.
5. Similar zoning has occurred in Kettering opposite Town and Country and Breitenstrater Shopping Centers and in other locations in Dayton and other large cities.

After brief discussion, it was decided that R-3 zoning which also allows residential offices might be more appropriate and Mr. Holzfaster stated R-3 was acceptable to the residents. It was explained to the applicants that some individual lots do not meet the 15,000 sq. ft. minimum requirement and combinations would have to be made when formal conditional use requests were made.

Bill Talbott, 152 Cushwa, presented petitions of 105 property owners within the 500 ft. radius, 54 property owners outside this radius, and 14 non property owning residents who are opposing the request. They feared parking problems, drainage from large portions of black top, excess of signs and theatrical lighting. There is sufficient land in Centerville and the Township for offices. Approximately 10 additional residents asked questions concerning the conditional uses allowed, the buffering requirements, and the parking requirements of the Ordinance.

Z-71-17 The In-land Systems request to rezone 52.654 acres from Centerville R-1 to B-2 and Entrance Corridor was discussed. Bob Archdeacon of the Woolpert Co. reviewed the request for the Planning Commission. He first presented the Commission with the formal request for rezoning of the associated Lagedrost property. A Public Hearing was set for 7:30 PM January 25, 1972. He further stated that the applicants proposed to dedicate the right of way along A-B Road, however they intended to construct only acceleration and deceleration lanes near the entrance road.

and not to construct the complete lane of roadway along the full length of the property. The Planning Commission felt that if the request were approved that the developer should place a suitable sum in escrow for future road construction. The Planning Commission discussed the fact that the proposal was a deviation from the Master Plan. The Planning Commission felt that the topography and proposed roadway system would limit the type of businesses to smaller ones rather than department stores, discount centers or supermarkets. Further, some blending of offices, small shops, restaurants and the like could become a very suitable development. It was further pointed out that the stream valley location shielded adjacent residential areas to the south. The other 3 sides were also adequately shielded. The Entrance Corridor along A-B Road would limit street intersections to A-B Road.

Mr. Maxton moved the request be approved. Mr. Elliott seconded the motion. Motion carried 6-0.

Mr. Larry Stein of Larry Stein Realty presented their application for a controlled use under Washington Township zoning along Rahn Road near Marshall Road. The Planning Commission looked at their preliminary plans and gave them advice on what additional preparation they might need for their Public Hearing. The request was for a Singer School-Day Care Center on 3.022 acres to accommodate 100 maximum students at a ratio of 3 teachers per 25 students. They requested a curb cut in the divided Rahn Road opposite their entrance. The Planning Commission requested that they be prepared to discuss future plans for widening Rahn Road. The school is for ages 3-8 years and would operate from 7 AM until 6 PM and also have evening sessions. The Planning Commission set a Public Hearing for 8:00 PM on January 25, 1972.

The Planning Commission discussed the needs of Professional assistance for the Commission. They felt their needs were twofold:

- A. Assistance was needed for planning the triangular area between A-B Road and proposed I-675. (Mr. Wells read a request from Councilman John McIntire concerning this region.)
- B. Assistance was needed on a full time basis, including a planner at each meeting, for assistance in better planning of everyday requests. These included categories like signs, service stations, day care centers, shopping centers, building heights and utilization and implementation of the Master Plan. The Planning Commission felt that \$4,000.00 per year was reasonable for this service. Mr. Smith explained it could not start prior to April 1, 1972.

The Planning Commission discussed Proposed Ordinance 7 2-1. This was the Curb Cut Ordinance. The Commission felt that people should request curb cuts prior to receiving building certificates. The Ordinance would amend Ordinance 18-69 amending section 5. The Planning Commission passed the Ordinance 6-0. Mr. Davis had moved the motion and Mr. Maxton and seconded the motion. *amend*

James

The Planning Commission discussed Proposed Ordinance 71-5. This is an Ordinance to amend Section 15 of Ordinance 15-61. ~~The~~ The Ordinance concerned Business uses and requirements, and Shopping Centers. Most discussion centered around whether the wording of section 6 and section 7 were in violation of the Public Referendum which required a majority vote of Council to pass or defeat the recommendations from the Planning Commission. It was not the intention of the Planning Commission to recommend legislation contrary to the Public Referendum. There was still some doubt among members whether the wording was proper and it was felt the City Attorney could properly rule on the wording. Mr. Davis moved the Ordinance be recommended to Council. Mr. Ackerman seconded the motion. The motion passed 6 - 0.

*Tabled by Council
for further study.*

The Planning Commission discussed the Historical Preservation Ordinance. The Planning Commission was not certain what effect the Ordinance would have on existing B-2 zoning along N. Main St. The Commission felt they needed more information concerning the boundaries, whether B-2 would be included. Further the Commission felt that the Historical Society should point out specific houses within the district to justify the district boundaries. They felt that the Planning Commission would be subject to later unfavorable criticism if they initiated and recommended the Ordinance without further citizen recommendations and requests prior to setting a Public Hearing and especially at the Public Hearing.

There being no further business the meeting was adjourned.