

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

February 29, 1972

The Regular Meeting of the Centerville Planning Commission was held on February 29, 1972. In attendance were Vice Chairman Bruce Baker, Elmer Tate, Gary Maxton, Robert Ackerman, City Manager James Smith and Consulting Engineer Karl Lewis.

1. The minutes of the meeting of February 15, 1972 were approved.

2. A Public Hearing was held on a request Z-72-2 by Black Oak Development Co., to rezone 92.523 acres along the east side of Clyo Road from Washington Township Classification R-3 to Centerville zoning classifications B-2, R-1 and R-3. The request was for 12.3 acres of R-1, 9.4 acres of B-2 and 70.823 acres of R-3. Mr. Charles Abromowitz of the R. Woolpert Co. presented the Black Oak proposal.

A. Their original proposal which had been turned down of 1170 units on 148 acres has been reduced to 41% of that. They are requesting 429 total units on 124 acres or 3.5 units per acre, if you include that which is already zoned.

B. Clyo Road has potential for a major thoroughfare, especially due to existing industrial land to the south.

C. The development would have a good effect on the school system. The 330 condominiums plus the single family proposal would be a \$12,500,000 project and produce an estimated 300 school children. This would produce tax revenue estimated to be 41,600 dollars behind each child.

An estimated 200 single family homes in the same area would be an \$8,000,000 project and produce an estimated 300 school children. This would produce tax revenue estimated to be \$26,000 behind each child.

D. The highest density anywhere would be 4.7 units per acre on the 70.9 acres requested for R-3 density.

E. There would be no roadway connections between the existing single family units in Black Oak and the condominiums.

No other persons appeared and spoke in favor of the request.

Mr. Duane Prosser, 1416 Ambridge Rd. appeared in opposition claiming that 5-7 acre lots along Bigger Road were buffered by only a thin strip of R-1 in the request.

Mrs. Mary McSherrey, 1443 Ambridge read a letter signed by Roland McSherrey stating that Centerville had an abundance of multi-family zoned areas and that this particular area was better suited for single family development.

Thomas E. Landis, Ambridge Rd. claimed Black Oak has not lived up to their commitments on drainage and storm sewers in current developments.

Mr. Robert Kircher, Tatbrook Ct. appeared in opposition explaining that this request as others was following a common sequence of rezoning requests based on hardships, followed by pizza parlors, barber shops et. al. He felt that this is not what Centerville really desires.

Al Crone, 7740 Park Creek Dr. further reviewed drainage problems and felt that a new rezoning was premature until other problems were settled.

3. Record Plans and Construction Drawings of Black Oak 5, sections II and III were submitted for approval. Mr. Robert Archdeacon of the R. Woolpert Co. stated that some of the Black Oak water problems were due to the following:

- A. The subdivision regulations do not require a high enough crown on our roads.
- B. The subdivision regulations do not require high enough curbs. Therefore in section II and III of Black Oak 5, the crown will be increased one inch.
- C. Karl Lewis agreed to both recommendations.
- D. Sidewalks were waived on only the east side of Rambler Dr. in Section III.
- E. Sidewalks were waived only on the east side of John Elwood, north side of Ambridge, north side of Highland Meadows and on the west side of Stanley Mill.
- F. Mr. Archdeacon explained that there was a 24 inch pipe for storm drainage and a small swail leading to it to carry drainage from the Paul Lapp property.

Mr. Ackerman moved the record plans and construction drawings, approved by the engineer, be approved by the Planning Commission. Mr. Tate seconded the motion. The motion passed 4-0.

4. Mr. Charles Lowe, attorney representing Keith Kinney, 6448 Fireside, made a request EC-72-1 for a sign projected from a slide camera on the south wall of the Hinkle House restaurant along Rt. 48. The slide projector would change pictures every second. A sign of this type has been previously used along Rt. 725 across from the Dayton Mall. Mr. Ackerman felt the idea was not in character for Centerville. Mr. Baker feared the potential traffic dangers to people observing this as they come over the hill at Bill Knapps. Mr. Maxton moved to deny the request. Mr. Ackerman seconded the motion. The Planning Commission approved the motion to deny the request 4-0.

5. An application V-72-2 from Union Oil Co. of California to erect a canopy over the front gasoline pump island was discussed. The request was to erect the canopy with only a 30 foot setback rather than the required 60 foot setback. The Planning Commission was presented pictures of similar proposals by Mr. Homer McKenna, Real Estate Manager for the Ohio region of Union Oil Co. of Calif. Mr. Maxton moved for approval and Mr. Tate seconded the motion. The motion passed 4-0.

6. A request was received from Zengel Builders to rezone 1.13 acres in Pleasant Hill subdivision from R-2 to R-3 and to apply for conditional use of 0.77 acres of this land for residential office use. Mr. Karl Schaub explained the proposal. The Planning Commission set the request for March 28, 1972 at 8:30 P.M.

7. Mr. John Judge of John Judge Engineering presented the Record Plan and Construction Drawings of Section 3 of Rose Estates. He presented two letters showing the following:

1. Permission by Albert Turner, Jr. giving permission to the V. R. Rose Co. to perform drainage improvements on his land adjacent to the Rose land.
2. The agreement of Ray Rose and William Sowder Development, Inc. to pave the stream bed as shown on construction drawings to the south side of the storm outlet on lot # 37, section 2. They will also clean, widen to 9 feet where possible without destroying trees, and to sod the side slopes to the south side of lot #66. In the event the channel adjacent to lots 66 and 67 is not adequate when the land to the south of section 2 is developed they will pave the stream bed adjacent to lots 66 and 67.

These designs were considered adequate by the City Engineer, Karl Lewis. The Planning Commission waived sidewalks on the east side only of Shawnee Trail and on the south side only of Rosewood Dr. and on the south side only of Marsha Jeanne Way.

Mr. Maxton moved to approve the request. Mr. Tate seconded the motion. The motion passed 4-0.

8. Mr. Bruce Huston, architect for the new high school project requested permission to discuss the preliminary plans for the school. He presented drainage plans, parking plans and traffic circulation ideas. He asked for room on the agenda of March 28, 1972 for formal presentation and requested ideas from the Planning Commission. The City Engineer Karl Lewis stated there are expected to be water problems in Washington Township to the south of this land. Apparently there is a problem area here right now. The Planning Commission mostly discussed traffic flow and felt that East Franklin St. would be a bottleneck especially in the morning at school time. The Commission recommended consideration of moving the western entrance opposite to Glencroft Rd. They further recommended consideration of widening the roadway along East Franklin Street since it had been widened and improved on the north side of the street.

There being no further business the meeting was adjourned.

*Next meeting March 21, 72 8:30 P.M.*