

Approved April 11, 72

SPECIAL MEETING

CENTERVILLE PLANNING COMMISSION

March 21, 1972

A special meeting of the Centerville Planning Commission was held March 21, 1972 at 7:30 P.M. Present were Chairman Harold Wells, Bruce Baker, Elmer Tate, Robert Ackerman, Nevin Elliott, Gary Maxton, John Davis, and City Manager James Smith.

The minutes of the February 29, 1972 meeting were approved as submitted.

Z-72-2 A public hearing was held on Z-72-2 on February 29 to rezone 92.523 acres along the east side of Clyo Road from WT Class. R-3 to Centerville B-2, R-1 and R-3. Mr. Robert Archdeacon of the Woolpert Co. reviewed the request because several members had missed the February 29th public hearing. Mr. Maxton was strongly opposed to the B-2 portion of the zoning proposed. He feared gas stations. Mr. Davis discussed the possible uses of the remaining Weller land. Mr. Baker felt a few multi-family or condominium sites were justified. Some of these have already been granted. He felt that any additional business requests, if granted, should come at the expense of multi-family. Mr. Wells explained that the Centerville Master Plan called for multi-family zoning in a thin strip along Clyo Road. Mr. Elliott also was against the small section of B-2 located to the north. Mr. Wells further felt the three spots of business zoning could easily develop into strip zoning, which he is opposed to.

Mr. Maxton moved the request be denied. Mr. Baker seconded the motion. The motion failed 5 to 2. Mr. Tate and Mr. Elliott were opposed.

Z-72-5

C-72-2 A public hearing was held on an application by Zengel Builders to rezone three lots containing 1.13 acres in Pleasant Hill subdivision, section 16 from Centerville R-2 to R-3. This property is located along the west side of Cedarleaf Drive at A-B Road. Mr. Karl Zengel presented the proposal. This was a joint request of rezoning and conditional use to construct residential office use. Two doctors' offices were proposed: one building housing offices for four doctors, the other building housing one office for one doctor. He felt that the business uses on the north side of A-B Road made his site unsuitable for single family homes. Further, he showed elevation plans of the proposed buildings which he would construct. Mr. Zengel wanted two professional buildings which would have parking for both between them in order to screen the parking area. Mr. Wells explained that the office residence ordinance required a proposed building front on a street with 60 feet of right of way.

Mrs. B. W. Herzog, 262 E. A-B Road felt the request fit into the neighborhood architecturally.

Mr. Jim Nutter, 338 Silvertree Ct. discussed several alternatives for the site and surmised that this request was very suitable relative to most alternatives.

Mr. Norman Young 475 Cedarleaf Drive appeared in opposition

to the request. He felt that Cedarleaf Drive was a residential street and could not handle the additional traffic. He also felt that the request would detrimentally hurt property values in the area. The area including Washinton Park and Pleasant Hill has only one Bank as a non-residential use. He presented a petition with over 20 signatures of persons in the area opposed.

Mr. Frank Ireland, 440 Cedarleaf Drive questioned whether the buildings fronted Cedarleaf Drive or A-B Road.

Mr. Maxton was strongly in opposition to the business use in this residential area. He felt this was more of a B-1 request than an O.R. type.

Mr. Al Santouris, 452 Cedarleaf Drive, felt that this request would open up this type rezoning all along A-B Road.

Mrs. Janet Young, 475 Cedarleaf Drive, pointed out that the type doctors could require either a small amount of parking or a large amount depending on their speciality.

The resident of 439 Cedarleaf felt that the reason for the request was because the lots were unsuitable for single family as demonstrated by the inability of Zengel Builders to sell them.

Mr. Baker felt that the O.R. Conditional use ordinance was in spirit set up to give a landowner a more valuable zoning in order for remodeling or even tearing down of an older house to substitute in some was a new, sound office structure with residential appearance.

*On Council
Agenda for
April 1972
Meeting*

The Planning Commission discussed the Proposed ordinance amending requirements and procedures for Business and Entrance Corridor Districts. Mr. Baker submitted wording which he felt was suitable for sections 6 and 7 of the ordinance. Section 6 should read:

Upon a finding by the Commission that the public health, safety, morals and general welfare of the city will not be substantially adversely affected by the establishment of a shopping center on the tract of land proposed for that purpose, the Planning Commission shall recommend approval or denial to the City Council. The Council shall approve or deny the recommendation of the Commission by a majority vote of its entire membership. Upon Council approval of the request, the Council shall authorize the City Manager to issue a Zoning Certificate.

Section 7 should read:

Upon a finding by the Commission that the public health, safety, morals and general welfare of the City will not be substantially adversely affected by the establishment of such use or uses on the tract of land proposed for that purpose, the Planning Commission shall recommend approval or denial to the City Council. The Council shall approve or deny the recommendation by a majority vote of its entire membership. Upon approval by Council of the use or uses listed in Section 18 to be located in the "EC" (entrance corridor) district in accordance with the requirements of this ordinance and the procedure and provision herein the Council shall authorize the City Manager to issue a Zoning Certificate.

Mr. Baker moved to accept these revisions. P.O. 71-5 was changed to 71-2. Mr. Tate seconded the motion. The motion passed 7-0.

Mr. Davis reported that in and out signs at Cassano Pizza had become advertising signs for coca cola. He said Council requested more close review on these.

The matter of professional help for the Planning Commission was discussed. The Commission felt that Clark Turner of MVRPC should be secured if possible. Mr. Davis stated that he felt Council would like to see the Zoning Ordinance revised. The Planning Commission also felt that the existing Ordinance needs to be put in better form, more readable. The Planning Commission urged Mr. Smith to follow up on determining what a suitable contract for a planner would be and to draft one which Council might accept.