

Approved May 30, 72

SPECIAL MEETING
CENTERVILLE PLANNING COMMISSION
May 16, 1972

A Special Meeting of the Centerville Planning Commission was held on May 16, 1972 at 7:30 P.M. Present were Vice Chairman Bruce Baker, John Davis, Gary Maxton, Nevin Elliott and City Manager James Smith. Elmer Tate and Harold Wells arrived later in the evening.

The Minutes of the April 25, 1972 meeting were approved as submitted.

C-72-3 Discussion was held on the Paul Lapp request for conditional use of the single family portion of his land along A-B Road. The slightly improved plan was presented by Mr. Archdeacon of the Woolpert, Co. Those lots adjacent to neighbors having large lots were made large lots over 30,000 sq. ft. Mr. Baker still felt the project lacked imagination with few cul-de-sacs. Mr. Archdeacon explained that they were not practical in this layout. They would interfere with good traffic circulation.

One major problem developed. The submitted drawing included about 5-8 acres of land owned by Dr. Meng adjacent to the Lapp property. Therefore the Meng property was being subdivided without his having filed a formal request with the City. Some of the lots shown were actually half on the Lapp property and half on the Meng property. The Planning Commission felt that the overall combined plan was sound but did not know how to handle the Meng verbal request. Mr. Davis moved to accept the plan and allow conditional use of the Lapp-Meng property pending a decision by the City Attorney on how to best include the Meng request. Mr. Elliott seconded the motion. The motion passed 4-0.

V-72-3 The request for a business sign by Elder Realty at 125 W. Franklin Street was considered. The sign is in a residential district with one house zoned for Office Residence. The sign is one foot high, one and one-half feet wide and hung on a four foot high post. Mr. Maxton moved to approve the variance subject to the post being placed no closer than within 6 feet behind the sidewalk. Mr. Davis seconded the motion. The motion passed 4-0.

Mr. Tate arrived at 8:35 P.M.

Richley Property--Discussion was held on the request by Roderick Richley to subdivide his property near A-B Road between Wilmington Pike and Bigger Rd. Some of the problems of "flag Type" subdividing were discussed. The Planning Commission felt the terrain surrounding the property made it ideal for the proposed subdivision. Further they felt that future road construction or widening of the private lane would be costly and unwise. Mr. Maxton moved to accept the proposal. Mr. Tate seconded the motion. The motion passed 5-0.

Mr. Wells arrived at 9:00 P.M.

Revere Village--The application for approval of a Preliminary Plan for 55 lots on a parcel west of Virginia Avenue bordering on Spring Valley Rd. and future road widening was discussed.

The proposal included dedication of 45 ft. of land along Spring Valley Road for future road widening. There was not objection to the plan as presented. It was questioned whether to include money in escrow from Canter Corp. Builders of Revere Village since the land might be sold. There was no desire to pursue this. Mr. Tate moved to approve the plan. Mr. Davis seconded the motion. The motion passed 6-0.

Discussion was held on a proposal of a road entrance along S. Main St. (Route 48) approximately across from the entrance to Elder-Beerman. The Planning Commission was considering only that part of the project located within Centerville which consisted of a 30 ft. wide strip along the east side of St. Rt. 48. It was requested that the Planning Commission approve a street entrance perpendicular to Rt. 48. A letter was read from the State of Ohio Dept. of Highways stating that they had serious objections to the project as designed and required of the developer by the Washington Twp. trustees. The Planning Commission in general agreed that the required plan was perhaps poor planning by the Trustees and in general agreed with the State. However, the project except for 30 ft. was not in Centerville. Harold Wells moved to allow an entrance road onto Rt. 48 and to recommend to Wash. Twp. that they reconsider the location of the proposed access road in light of the recommendations of the State of Ohio. The motion was also subject to posting bond for construction. Mr. Tate seconded the motion. The motion passed 6-0.

Steak and Ale Restaurant--The plan for this restaurant in the Entrance Corridor along Rt. 48 south of the Hinkle House was discussed. The developers had complied with the following recommended changes:

1. The building was now 160' back from the centerline of Route 48.
2. Landscaping had replaced the parking spaces in front.
3. 94 parking spaces were now available.
4. The drainage plan now shows 3 catch basins on the north property line to receive all water from the parking lot. No water would be carried on Fireside Drive.
5. A request for variance for the overhang was received and a public hearing was set for 7:30 P.M. May 30, 1972.

Mr. Wells moved to recommend to Council the issuance of a zoning permit for the Steak and Ale Restaurant including the sale of beer, ale, stout, other malt liquor and wine and spirituous liquor as permitted in sections 4303.13 to 4303.18 inclusive of the Ohio Revised Code, to be located in accordance with the site plan dated April 19, 1972 as revised May 3, 1972. In accordance with the requirements of this Ordinance the Planning Commission finds that the public health, safety, morals and general welfare of the City will not be substantially adversely affected by the

establishment of such use on the tract of land proposed for that purpose. In that the Commission has recommended to the owner or owners of the tract of land proposed for such use that they obtain a development plan which has been received, a subdivision plat, approval by the State Authorities where applicable, submitted proposals for outdoor lighting and architectural plans for the buildings and structures which have been submitted and approved, all plans subject to approval by the City Engineer.

Mr. Davis seconded the motion. The motion passed 6-0.

Brief discussion was held on the Schwindeman property, the Duff property and the Taylor property and how they tied in with the Lapp-Meng properties and other adjacent properties.

An application was submitted by Mr. Georgakas and Mr. Smith for a curb cut along South Main Street. The Planning Commission felt that the property was in the Architectural Preservation District and refused the application. They told the developers to go to the Architectural Preservation Board.

There being no further business the meeting was adjourned.