

Approved July 25, 72

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING

JUNE 27, 1972

The regular meeting of the Centerville Planning Commission was held on June 27, 1972 at the Washington Township Hall, 27 North Main Street, Centerville. Members attending were Chairman Harold Wells, members John Davis, Nevin Elliott, Elmer Tate, Gary Maxton, Robert Ackerman, City Manager James Smith, and City Engineer Karl Schab.

The minutes for the meeting of May 30, 1972 was approved with the following changes; in CC-72-2 add "likewise Planning Commission had no jurisdiction", and in V-72-5 line 6 should read "whole" rather than "whold". With these corrections, the minutes were unanimously approved.

V-72-6 Public Hearing -- 7:30 P.M.

The Woods -- No one was present from the applicant to present the variance request so the request was postponed to a later time of this meeting.

New Business

P0-72-4 A time and date of 7:30 P.M., July 25, 1972, was set for a public hearing for this proposed ordinance.

Z-72-9 The Springmont Company -- 7:45 P.M.

This is an application for a change of zoning of 91.4 acres located on Bigger Road from Centerville E.C. classification and Washington Township classification R-4 to Centerville classification E.C., B-2, and R-3. A public hearing has been set for 7:45 P.M., July 25.

Public Hearings -- (continued) 8:00 P.M.

V-72-9 This is an application for a variance to permit the erection of a sign at the Franklin Street Baptist Church, 200 West Franklin Street. Mr. Edward Wainscott appeared for the applicant. The request is for one year for a 4 x 8 sign with the message to be changed monthly. Mr. Schab had approved the location of the sign as to setback and distances from existing buildings. Mr. Maxton asked if any flexibility in the size for the sign was possible. Mr. Wainscott advised there was no practical way to reduce its size because the messages on it were sent in by a supplier and could not be varied. Mr. Davis suggested it might

be placed further back from the R/M line but Mr. Wainscott stated it could not be seen if further back. No one in the audience approved with for or against the request.

Mr. Davis moved the request be granted to permit the Baptist Church to erect a sign for one year in the location shown on the plot plan as submitted as of June 27, 1972. Mr. Tate seconded, Elliott, Wells, Davis, Tate and Maxton voted to approve, Mr. Ackerman opposed.

Revere Village -- Master plan for Section 3A of Revere Village was presented by Robert Archdeacon, had been approved by the City Engineer. Mr. Wells recommended sidewalks to be on the west side of Virginia Avenue. Mr. Davis indicated it is important that Virginia Avenue have at least the first course of asphalt to eliminate the present problem of the dusty roads. Mr. Davis moved; Mr. Ackerman seconded that the record plan for Section 3A, Revere Village, be accepted subject to at least the first course of asphalt be placed on Virginia Avenue. Vote was unanimous.

Z-72-7 -- Forbes Rezoning

This was a public hearing on the request to rezone 63.09 acres from Washington Township R-1 to Centerville classification B-2. Property involved lies on the west side of Wilmington Pike south of the property I-675. The applicant was represented by John Dawson, Smith and Schnacke Firm. He displayed present maps of the comprehensive plan showing industrial park and professional office use as shown on the Land Use Plan. This would be a plan use and not a B-2 type zoning. No one spoke in favor of the request. Those opposed were Mr. Dan Byrd, 3600 Shroyer Road, who inquired if the applicant has a development plan. The answer was "No" and that there is no particular development. Mr. Joseph Rippe, the owner of adjacent land, suggested that there might be some B-1 as well as B-2. Mr. Elliott inquired who owns the property north in Kettering and was told that it was the same owner. Mr. Douglas Campbell explained the present zoning. Mr. Davis suggest that Rippe and Forbes cooperate. Mr. Wells stated that the master plan assumed frontage should be B-2. The master plan shows office park at the rear of the property and he would prefer that this not be entirely B-2 but the rear portion be re-studied. He would like a coordinated plan with Rippe and suggested perhaps entrance corridor. Mr. Dawson asked if there was any reason all should be B-2 and the answer was that it would be only for uniformity. Mr. Campbell stated that there was too much ground already zoned

industrial in the Dayton area and it will not sell. He also said to that that B-2 market ability is excellent. Mr. Cambell believes that the Sugar Creek sewer system may be three years away. Mr. Archdeacon thought at least two years. Mr. Wells and others wanted more time to study this request until the July 25 meeting and requesting some information from the applicant.

Z-72-8 -- Schwindeman Rezoning and Conditional Use

This is a request to rezone 11 acres from Washington Township R-2 to Centerville zoning classification S-2. Land lies at the east extension of Mapleton Drive approximately 150 feet east of the intersection of Mapleton and East Von Dette Circle. Dr. Meng spoke in favor of the request. Dr. Kelso was not present but indicated earlier that he would approve. Loring Duff, Pinefrost Lane, stated that he believes there should be at least 20 acres needed to develop in this manner. He believes that the lots should have more frontage -- he does not oppose the rezoning. Mr. Schwindeman and Robert Archdeacon indicated that there was a flexibility in the plan and the preliminary plan can be changed. Mr. Maxton commented that the proposed road was north of Duff's property line so Duff really has no frontage on Mapleton Drive. Mr. Elliott asked if the sewer and water lines would connect to Paul Lapp's property and was told that the water lines would connect but the sewer connection is uncertain. Public hearing closed at 9:10 P.M. Mr. Tate moved; seconded by Mr. Elliott to approve the preliminary plan and application for conditional use. Messrs. Tate, Wells, Elliott, Davis, Ackerman was in favor; Mr. Maxton opposed.

Z-72-6 -- Paul Lapp Property

Mr. Charles Abromowitz of the Woolbert Company represented the applicant. He pointed out on area map 11.2 acres which is presently Washington Township B-2 and requesting Centerville zoning classification B-2. 13.2 acres now Washington Township R-4 and which they request Centerville B-2, and 25.1 acres to be Centerville R-3. The area has been reduced 1/2 from the original plan -- single family area received prior approval. Mr. Maxton wanted to know if there was any plans to tie in a road through the B-2 area to multi-families and there was not except off Rt. 725. It appears that a traffic signal will ultimately be required on 725 west of Wilmington Pike. Mr. Davis -- will the developer improve Alexander-Bellbrook Road -- was told that it will be improved as to City requirements. Was told that there would be 8 1/2 condominiums units to the overall access -- the streets will occupy 10 to 15% of the area. There will be a total of 180 units. The lots are to be 185-190 feet deep along the street of multi-families units. There will be basement

garages when possible and 12 to 1800 square feet per apartment unit but these plans are not firm. He indicated that the buyers of single family homes next to the multi-families will be aware that there will be multi-families construction adjacent. Mr. Elliott acquired to the lot width -- was told that they should be 110 feet wide and the building will occupy most of the lot. No one from the audience spoke either for or against the request. Hearing closed at 9:45 P.M. The members of the Planning Commission deferred a decision to the July 25 meeting.

V-72-10

Application by James H. Arbogast for variance of a setback line to erect a porch on the residence of 9208 Mary Haynes Drive. A 50 feet setback is required and the variance is to permit a 42 feet setback. A public hearing at 8:00 P.M., July 25, 1972, has been set.

A letter with a proposed sign ordinance from Mr. and Mrs. Scardino, Edgebrook Drive, Village South was discussed. A copy of the Washington Township sign ordinance also enclosed. No action was taken.

V-72-6 -- The Woods

This was an application for a variance to construct one building closer to the property line than the zoning ordinance requires. Mr. Archdeacon presented the plan for variance. No one was present for or against. The Planning Commission advised that the plan should be revised to better locate the building and sidewalks. Mr. Maxton moved the approval of the revision of the Woods, Building 13, subject to submission of the revised plans. The vote was unanimous.

The Planning Commission discussed but took no action on the Architectural Preservation Ordinance. This will be placed on the July 25 agenda.

Chevy Chase -- After the actual items on the agenda were finished, Mr. Archdeacon, Engineer for the Woolbert Company, brought a site-and-drainage plan to the attention of the Planning Commission. It is the project known as Chevy Chase Apartments. Mr. Archdeacon requested an informal discussion only at this time. His questions:

- 1) Is there a need for public streets in the development?

- 2) If so, can setbacks for buildings be waived? Are there any comments from the Planning Commission?

Planning Commission suggest:

- 1) Chevy Chase Drive and Loganwood Drive to be made a public street.
- 2) Eliminate thru street in northeast corner. even if this is not the desires of the Fire Department at this time; provide turn-arounds for fire equipment.
- 3) Reduce perimeter road to 24 foot widths -- provide additional ~~additional~~ screening.
- 4) On-street parking in southwest corner of project should be relocated.
- 5) Dumpsters for trash collection should be located behind buildings.
- 6) All sidewalks along public street to be a minimum of 4 feet wide.

Mr. Smith, City Manager, showed Planning Commission the Court-approved plans. Questions were raised whether this Court-approved plan has to be followed to the letter.