

CENTERVILLE PLANNING COMMISSION

November 28, 1972
7:30 P.M.

1. Roll Call -- Present were Mr. Wells, Mr. Davis, Mr. Tate, Mr. Baker and Mr. Maxton. Mr. Elliott arrived at the meeting at 8:00 P.M. Absent was Mr. Myers.
2. Approval of minutes. The minutes with addendum, of the meeting of Oct. 17 were not approved subject to correction or addition concerning the developer meeting the ditch specifications.
The minutes of the meeting of October 31, 1972 were unanimously approved.

3. Public Hearings --

Z-72-11, Z-72-12, & Z-72-13 -- The Acro Development Company is concerned with the property along the west side of Bigger Road at Alexander-Bellbrook Road. Z-72-11 and Z-72-12 contain 40 acres which is presently zoned Washington Township R-3 to Centerville B-3 zoning. Z-72-13 contains 14 acres presently zoned Washington Township R-3 and to be changed to Centerville B-2 zoning.

Mr. Wells explained the Commission's rules for holding public hearings to the audience. Charles Abramovitz, Engineer from the Ralph Woolpert Company, represented Acro Realty and Mr. Ben Allbery as Attorney and the owners of Acro Realty were also present. Mr. Abramovitz detailed the request and explained the surrounding zoning areas. He stated that Civo Road is proposed to extend through the wooded area at the north end of the development. Mr. Allbery explained the steps involved in any commercial development. The proposed development is not expected to be a reality for at least five years. He stated that shopping centers may never materialize, depending upon future development in the area. Broken into parts, naturally one area will develop before the others.

Robert Winterhalter, City Planner, reviewed the present zoning between Route 48 and Wilmington Pike and the Master Plan as it applies to this area. He enumerated the permissible uses in B-2. It was opened to the public at 8:20 P.M. but no one from the audience spoke in favor or in opposition of.

Mr. R. C. Woodall, 1878 East Alexander-Bellbrook Road, spoke as representative of several other residents, Dr. Meng, Dr. Kelso, Dr. Hughes, Mr. Schwindeman and Mr. Duff. He spoke of the acreage now zoned in the area for business. He said 249 acres presently zoned business surrounding this area within 1/2 to 3/4 mile radius. He stated the lenders were not now supporting this type development. He believes the saturation point so far as apartments and business needed. 60% of the apartments now unoccupied.

Carl Milbrandt, 7111 Bigger Lane, would like to keep this a residential area. He believes business is not needed or desired in this area. He explained the existing business uses within a one mile radius. He said all the residents of Bigger Lane asked the Planning Commission to reject this proposal, also 40 citizens who had signed an earlier petition.

Mrs. Black, Bigger Lane, thinks giving zoning with a determination later of the business use is wrong.

Gerald Hudson, 1450 Alexander-Bellbrook Road, moved to this address on September 8, 1972, and he would like to keep the view as it is. He doesn't want any rezoning done.

Robert DeWitt, 7042 Bigger Lane, believes this plan is immature. He directed to the Planning Commission, "what does this do for Centerville?" He believes Acro will profit at his and Centerville's expense.

Joe Barton, 7581 Bigger Lane, recommends no business in this area. He said he is afraid of getting bowling alleys, etc. Let the business go someplace else.

Mr. Woodall stated that when the area was annexed, the residents were told it would remain residential.

Robert Winterhalter, City Planner, gave more details of the comprehensive plan. He recommends against the B-2 zoning and wants extension of the industrial area or multi-family. He recommends that an office type buffer in the proposed E.C. District to buffer the single family existing. As far as B-3, he thinks we are near the limit of our probable business development over the next twenty years. E.C. and B-3 zoning was approved but the City Planner believes the B-2 should go industrial.

Mr. Maxton questioned Mr. Winterhalter, the City Planner, about industrial use with the present Woods Development. Mr. Winterhalter stated in the Master Plan that 5.4% was set aside for industry.

Mr. Davis asked Mr. Winterhalter, the City Planner, if this particular location for B-3 is better or worse than some other location, Wilmington Pike for example. Bob Winterhalter believes this is a strategic area for shopping centers.

Mr. Milbrandt stressed again no need for more stores or shopping centers in this area.

Mr. Maxton pointed out the requirements for site development plans, traffic study, financial, etc. and the control the City has over B-3.

Mr. Wells requested that Acro grant the Planning Commission extra time until January 9, 1973 for a decision. This exceeds the 60 days but it is agreeable with Acro.

Mr. Woodall requested information regarding the land between Bigger and Wilmington Pike along Alexander-Bellbrook Road.

C-72-5 -- Zengel Construction Company -- Erection of a medical-professional building on North Main Street north of Zengel Drive.

Karl Zengel appeared for the developer to explain the proposed request. This building will be of residential multi-family appearance, screened on north and east sides with a planted area. It will be approximately 4000 square feet with 3 or 4 doctors in the building. Colonial architectures and will blend with the Architectural Preservation District to the south. A member of the Planning Commission questioned that the ownership of the hedge at the north side of the property. Karl Zengel was not certain of the exact property line. Karl Zengel believes the existing hedge must remain even though they may not own same. Mr. Davis stated the drive should be located far enough from the property line to allow the hedge to be placed on Zengel property.

Persons speaking in favor --

Dr. Gerlinger, the anticipated owner of the building, 309 Estates Drive, will replace any hedge Planning Commission desires. Parking now accommodates 35 cars.

Persons in opposition --

Mrs. Gwen Cummins, Far Hills Avenue, opposite the property rezoned, inquired what would happen to balance of Far Hills to Whipp Road. Mr. Wells explained that at the present time Planning Commission looks at these properties as being residential. I-675, when constructed, may change the overall outlook. Mrs. Cummins believes the west side, Eichner and Cummins, will go business soon because of the surrounding area.

Mrs. Deeds, Tranquil Trail, inquired why any parking be permitted in front. Karl Zengel responded that they park in front because the entrance is in front. He explained that the building would have the appearance of an apartment but with office space. He opposes the requirement that parking be in the rear. The single family residence all park in front. He showed the Planning Commission members pictures of residential areas with cars parking in front.

Mr. Davis assured the Township residents, Cummins and Deeds, that Centerville is concerned with the welfare of the people and the Township side.

Mr. Baker asked if the doctor had checked land costs in other E.C. districts where Zengel might build for him. The doctor said he had checked and found land costs too high and also he wants to own the property -- not rent. He feels this proposed use is inconsistent with this area and should be in an E.C. district.

Ron Schubert, 55 Zengel, believes this use is more beneficial to the City than apartment would be.

Public hearing closed at 10:00 P.M.

Section 20 C, Sub-paragraph 2, applies to the parking requirements.

Mr. Tate moved, seconded by Elliott that the conditional use as presented in C-72-5 be approved to Council. Mr. Wells stressed that this is C-72-5 as presented with parking as laid out on the plans. This is site plan, plantings etc. The site plan does not conform to Figure 9 completely and Council may take other action. The vote was 3 to 3, with Tate, Elliott, and Wells in favor and Maxton, Baker, and Davis in opposition.

Wilson Sign Company -- Request for sign in E.C. District on veterinary clinic on Far Hills south of the Ponderosa Restaurant.

Motion to approve sign with stipulations that the sign not be internally illuminated and any future illumination be subject to review by the Planning Commission. Motion made by Mr. Wells, seconded by Mr. Maxton. Vote was unanimous.

Black Oak Development -- 60 acres along Clio Road from Washington Township R-3 to Centerville R-3. Developers, through Woolnert Company, agreed to allow extension of 60 day limit to January 30, 1973 at 7:30 P.M. Public hearing was set for Tuesday, January 30, 1973 at 7:30 P.M.

Whipp Road Estates -- Planning Commission concerned with land for park purposes. Mr. Miller, Park Board, present. Park Board requests a walkway be provided and would like a 10 foot easement for walk.

Recommendation by the Planning Commission that the preliminary plat plan be approved with the stipulation that a 10 foot easement between lots 37/38 or 39 be granted with a three foot walkway provided. Motion by Tate, seconded by Elliott. Vote was unanimous.

J. S. Davis

CC-7-72 -- This was an application for a curb cut on Loon Road to serve the proposed Davis Buick Company. The request is for two curb cuts on the south side of the street. The one curb on the west side will be 35 feet, the one to the east will be 25 feet, a total of 60 feet. The two curb cuts are 245 feet apart. Mr. Maxton moved, seconded by Mr. Tate that this curb cut application be approved. The vote was unanimously in favor.

The South Suburban Road -- The record plan for Section 2 of South Suburban Road showing the construction to the south edge of the property was approved unanimously.

December 19 -- Meeting to discuss the proposed zoning ordinance changes.

January 9 -- Special Meeting

January 23 -- Meet with Bellbrook Planning Commission.

January 30 -- Regular Meeting.

All of the above are at 7:30 P.M. The location will be advised.

