

CENTERVILLE PLANNING COMMISSION

Special Meeting
October 31, 1972
7:30 P.M.

1. Roll Call -- Present were Mr. Davis, Mr. Wells, Mr. Tate, Mr. Baker, Mr. Elliott and Mr. Myers. Mr. Maxton arrived at 7:45 P.M.
2. Approval of the minutes of October 17 meeting. Correction was made on Page 4 of Item 4 "Mr. Abramovitz pointed out ----", Is the correction instead of "Mr. Baker". Mr. Elliott moved to accept the minutes of October 17 with the correction noted. Mr. Tate seconded it; the vote was unanimous except Wells, Davis, and Myers abstained.
3. Public Hearing --

P.O.-72-6

This is an Ordinance to give the Board of Architectural Review the power to grant variances. Mr. Wells explained the rules for public hearing. There was no comment from the audience either for or against the ordinance.

Planning Commission member's comments. Mr. Baker questioned the desirability of adding the words "of zoning appeals" to the ordinance. It was determined, after reading the legislation creating the Planning Commission that this was not necessary. Mr. Myers was given the background of the Architectural Preservation Bd. and the necessity for this ordinance. Mr. Elliott feels the A.P. District is being used as a B-1 district and not as its original intended use and perhaps the Planning Commission should retain as much control as possible. He cited several incidences of B-1 uses on South Main Street and East Franklin.

Mr. Tate favors the proposed ordinance and hopes that the A.P. Board will use more judgment than has been shown, "for example, the use of brick sidewalks". He cited the hazard of brick sidewalk.

Mr. Wells favors the A.P. District and this proposed ordinance but he is not in favor of the B-1 uses possible in that district.

Mr. Davis is in favor of the proposed ordinance and stated that it is necessary that any Board have the power to grant variances from things they are responsible for enforcement.

Mr. Myers had no comment.

Mr. Maxton is in favor of this ordinance and stated that they [the A.P. Board] were given the major duties and now have the minor powers.

Mr. Wells noted that there is no provision for a Planned Unit Development in the A.P. District.

Mr. Baker made a motion that the proposed ordinance P.O.-72-6, an ordinance to grant the Board of Architectural Review the power to grant variances be approved. It was seconded by Mr. Maxton and passed unanimously.

P.O.-72-7

An ordinance to establish amended procedures for Business 1 and Business 2 districts. Mr. Wells reviewed the proposed ordinance. There was no audience comment either in favor of or opposition to.

Mr. Wells "with this ordinance nothing could be erected in the B-1 or B-2 districts except upon approval of the Planning Commission. This is similar to the present B-3 and E.C. district requirements."

Mr. Davis suggested that amending procedures such as in Paragraph 3 be placed in our B-3 and E.C. district requirements.

It was pointed out that this proposed ordinance does not withdraw any present zoning in the event of inaction by the developer, but only in the event that the various approvals as required by this proposed ordinance have not been received.

Mr. Davis moved recommending proposed ordinance P.O.-72-7 to Council for approval.

Mr. Maxton seconded the motion. All members present voting in favor, except for Mr. Myers abstained.

4. Preliminary plan for Greenbrier Commons.

This proposed development is located in the northeast corner of Alex-Bell Road and the proposed extension of Clio Road.

Mr. Schab read an opinion of the City Attorney concerning roads to be put in by the developer. It was agreed that this opinion was that roadways, such as Alex-Bell Road, need not be improved until the frontage is developed. Mr. Myers was given a brief review of this overall development by Mr. Wells and Mr. Archdeacon.

The developer has a stipulation with the owner that two lanes of the Clio Road extension are to be completed by 1975.

The density of the condominium units within this development is now to be 9.3 per acre from the 14 units per acre permitted. The sale price is to range from \$26,000 to \$40,000. It was suggested that a 60 foot right-of-way be dedicated by the developer on the north side of Alex-Bell Road.

Mr. Davis believes a time limit should be set for completion of Clio Road to Route 725. The developer indicated that it would be done by 1975. Mr. Davis would like a recorded commitment that this provision run with the land.

Mr. Tate made the motion, seconded by Mr. Davis, that the preliminary plan of Greenbrier Commons be recommended to Council for approval with the stipulation that Clio Road be developed no later than 1975, a 60 foot right-of-way north of the centerline of Route 725 be dedicated by the developer, and that the developer and the City Attorney work out a binding agreement concerning development of Clio Road which would run with the land.

Roll call vote as follows, Tate, Davis, Elliott, Myers, and Wells voted in favor of, Baker and Maxton were opposed.

Acro Realty

A public hearing date for rezoning of the three requests of Acro Realty to B-3, B-2 and E.C. Districts be set for 7:30 P.M., November 28, 1972.

New Business --

Mr. Schab reviewed the South Suburban Drive street extension. There was no action to be taken by Planning Commission at this point but this was for information only.

Black Oak 4, Section 3

The Record Plan and construction drawing was submitted for approval by the Planning Commission. A discussion of the needed width of Clio Road followed. It was determined that a total of 41 feet of right-of-way east of the present centerline be dedicated.

Planning Commission recognized that Centerville Mill was located in such a position that an equal amount of right-of-way on the west side was impossible to obtain at this time. The present right-of-way of Clio Road is 40 feet in the vicinity of Centerville Mill. The scale platform of the Mill is located 15 feet west of the present centerline.

It was agreed that Clio Road be a width of 26 feet from the centerline to the back of the curb. This 26 feet is actual hard surface pavement not right-of-way. Mr. Baker moved, seconded by Mr. Davis to accept record plan and construction drawings of Black Oak 4, Section 3. Vote was unanimous.

C-72-5

Zengel Builders submitted an application for conditional use to permit construction of a medical-professional building on the east side of North Main Street approximately 250 feet north of Zengel Drive. This is presently zoned Centerville R-3. A question arose as to whether or not this request should be for a conditional use or a variance. A legal opinion from the City Attorney will be sought. Public hearing date of November 28, 1972 at 8:30 P.M.

Mid-America Subdivision, South Main Street opposite Elder-Beerman Store, specifically location of the roadway entering Rt. 48 in relation to Elder-Beerman north drive was presented for information only.

High School -- East Franklin Street

Planning Commission was given the information concerning the proposed sidewalks to be constructed by the City east from the High School complex.

Harold Wells suggested that the Fire Department and Fire Chief be contacted in regard to a Fire Station site proposed to be dedicated by Acro Development on Bigger Road meets with insurance regulations and other fire department requirements.

Mr. Tate moved that the meeting adjourn. The next meeting to be a work session at 8:00 P.M., November 21, 1972 at the Municipal Building, 100 West Spring Valley Road.