

Approved 30 Nov 71

CENTERVILLE PLANNING COMMISSION

SPECIAL MEETING

October 12, 1971

A special meeting of the Planning Commission was held on October 12, 1971 at 8:00 P.M. Members attending were Harold Wells, Chairman, Gary Maxton, Nevin Elliott, Robert Ackerman, Bruce Baker, John Davis, and City Manager James Smith.

V-71-13 This was a request for a variance of Section 14, A and B Residential Uses and Requirements in Zoning Ord. 15 for erection of swimming pool prior to the erection of the principal building in a Residential District. The property is located east of the proposed five acre park and south of Zengel Drive, in the Pleasant Hill Plat. Harry E. Misel, Jr., architect of the Pleasant Hill Swim Club, presented the proposal on the condition that they later present the entire final development plans of the pool, bath house, and parking facilities. No one appeared in opposition to the request.

Mr. Ackerman moved with the stipulation that the final plans be submitted for review prior to any building taking place. Mr. Baker seconded. The motion passed 6-0.

Discussion was held on a request by Sandys and Cassano Pizza House for two curb cuts. The location is just north of Goldman's along Route 48. Attorney Roland F. Eichner presented the proposal of two thirty-six foot curb cuts sixty-two feet apart. A central curb cut could not be done because of the placement of D P & L gas meters. It was decided that a central drive way with a divider strip around the gas meters be drawn up and resubmitted to the meeting of October 19.

V-71-14 A variance was requested from Section 20-G Outdoor Signs and Lighting requesting permission to erect a temporary sign to be located 25 feet from the right-of-way, in front of the building line. This property is located on the west side of Route 48 approximately 900 feet north of Spring Valley Road. The sign will be 4 by 8 feet and set 6 feet off the ground. Robert Schuller, 660 Northland Road, Cinci. presented the proposal.

It was moved by Mr. Baker, seconded by Mr. Elliott, that the variance be approved for two years subject to lighting review by the City Manager for safety reasons. It will be located 37 feet west of the existing Route 48 right-of-way and 25 feet south of the entrance. The motion carried 6-0.

Z-71-13 This was an application from the R. and R. Development Co. to rezone 70.614 acres of land along Wilmington Pike from Washington Twp. R-4 classification to Centerville R-2 classification. Joe Rippe presented the proposal. Mr. Rippe explained that in a prior meeting with Centerville Council, it was agreed to control the number of lots to be 141 on 70.614 acres by deed restriction. The 6.5 acre park

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would be held in escrow subject to description. Mr. Davis explained that Council was considering the land use north of Clys Road for light industry or office park. Mr. Rippe explained that the location was probably not suitable for this use because of its narrowness and its access. Mr. Baker explained that the request for R-2 zoning was practically the same as the existing land use.

The motion was made to accept the application by Mr. Maxton, seconded by Mr. Baker, subject to 141 lots on 70.614 acres. The motion carried...6-0.

PO-71-6 A public hearing was held on PO-71-6 to establish an Architectural Preservation District, Providing for Uses Therein and Procedures. Chairman Wells read and explained the proposed ordinance. Mr. James Reppert, Mr. Harold Berry, Mrs. Paul Hoy, Mr. Paul Hoy, Chairman of the Centerville Historical Society, all spoke in favor of the proposed ordinance. The Planning Commission made several minor changes in wording. There was some question about Section I as to whether this section would allow any use allowed in an R-I, R-II, R-III, R-IV, or B-I district, as a special zone, or whether the district was for architectural reasons only. The ordinance was tabled until the October 19, 1971 meeting. Mr. Davis would get Council's and the City Law Director's opinions on this matter.

PO-71-5 A public hearing was held on the proposed ordinance to establish amended requirements and procedures for Business and Entrance Corridor Districts. Chairman Wells explained several key changes in the ordinance.

- A. In section 1 Local Business and Roadside Business restrictions were made more consistent.
- B. In section 2 proper screening was added.
- C. In section 4 sign restrictions were added.
- D. In section 5 gas stations and car washes were added to shopping centers.
- E. The previously recommended portion of section 6, Market Analysis, Financial Report, Traffic Study, Development Plan were made requirements for proposed Shopping Centers prior to a Planning Commission recommendation.

Mr. Maxton questioned the two-thirds vote of the entire Council as a review board. He asked for additional time to study the matter. Mr. Wells stated that the City Law Director had suggested this wording.

The meeting was adjourned by Chairman Wells.