

Appx 3/2/71

CENTERVILLE PLANNING COMMISSION

Regular Meeting

The Regular Meeting of the Centerville Planning Commission was held on February 22, 1971. In attendance were Bruce Baker, John Butler, Nevin Elliott, Marion Loemker, Elmer Tate, Harold Wells, City Manager John Griffin, and City Engineer Frank Williams.

Approval of the Minutes of the last Regular Meeting was postponed.

Bruce Baker distributed a study done by him entitled "Apartment Potential for Centerville" to the members of the Planning Commission. He asked that it be incorporated into the Minutes by reference. He also wished to express and record appreciation to City Engineer Frank Williams for his assistance in preparing the acreage tabulations.

The Secretary summarizes the study as follows: "Centerville now (Feb. 1971) has approximately 700 multi-family (apartment) and 3300 single-family residential units.

Current zoning will permit the construction of some number between 1995 and 3057 additional apartment units for a potential total between 2695 and 3757.

6065 is a reasonable approximation of the total number of single family units that could exist in Centerville under existing zoning assuming no change in corporate boundaries (3300 existing + 2765 additional.)

Any additional R-3 or R-4 zoning will change these totals. Particular concern is expressed with the currently pending requests from the Black Oak Construction Company regarding 148 + acres and from the Springmont Company regarding 149 + acres. Concern is felt both about the requests themselves and about the precedent implications of their approval."

Mr. Wells announced that the Public Hearing scheduled on application Z-71-1 (a request by the Springmont Company to re-zone 149 + acres on the east side of Bigger Road 950 feet north of Alex-Bell Road, from Washington Township R-3 and R-4 to Centerville R-4 and B-1) would not be held because the application had been withdrawn.

1. (Z-70-13) A Public Hearing was held on a request by the Oak Creek Development Company to re-zone 26.716 + acres, generally located west of Wilmington Pike south of Whipp Road, from Washington Township R-4 to Centerville R-3 and B-2.

This is a revision of a re-zoning request presented for Public Hearing at the January 25 Meeting of the Planning Commission. At that time a Centerville R-4 Classification was requested for approximately 12 acres; the current application eliminates the R-4 request and asks for an extension of existing zoning (R-3 and B-2) to adjoining land that is now "left-over" from the finalization of the "taking" lines for Interstate 675. Reference is made to the Minutes of the January 25 Meeting and to a Woolpert map received by the City of Centerville on February 1, 1971.

Charles Abramovitz of the Ralph Woolpert Company again appeared on behalf of the Oak Creek Development Company. He explained that the request would add 6.9 + acres to the R-3 area and 19.8 acres to the B-2 area and that the B-2 area is located both north and south of the Interstate.

Mr. Albrmovitz pointed out that the business area was designed with no street connection into the residential areas and that the multi-family residential portion was near the end of Overbrooke Drive where it intersects with Whipp Road and that traffic from this area could reasonably be expected to go directly to Whipp, Wilmington Pike

and the Interstate interchange located in the immediate environs.

Mr. Wells pointed out for the benefit of the audience and the developers that the current zoning ordinance now requires screening between single family and multi-family uses.

No one appeared in favor of the request.

William W. Hilgeman, 5792 Overbrooke Drive, Kettering, referred to the fact that the original zoning had been single family residential. Acting as spokesman for a large contingent in the audience he asked for and received a substantial show of hands as being opposed to the request. He described the proposed business as spot zoning and said their major objection was to traffic generated by the business and multi-family unit residential areas which they felt would use Overbrooke in preference to Whipp Road.

Mr. Hilgeman further stated that he and his neighbors felt that they had been deceived by the sales representatives of the Oak Creek Development Company. He asked for members of the audience to stand if they had been told by Oak Creek people that there would be apartments and residences, no mention having been made of business at all. A significant number of people stood up.

Mr. Hilgeman pointed out the existance of a neighborhood swim club to the west of this area which, he said, generates a lot of traffic.

He concluded by asking that Overbrooke be made a "no outlet" street and that the single family units now there be given some relief from having to look out on apartments.

Robert H. Keltner, 2309 Andrew Road, Kettering, asked what was necessary to defeat the re-zoning request.

Mr. Wells outlined the chronological procedure of Planning Commission review, including Public Hearing, recommendation to Council, Council review, including Public Hearing and Council determination.

Dave Palmisano, 5780 Overbrooke, Kettering, appeared and stated that their biggest concern was with traffic. He pointed out that Overbrooke runs into Andrew, which in turn runs out to Bigger directly across from the Oak Creek Shopping Center, which is only partially developed. He described Overbrooke as a relatively narrow street, shaped like trough with large homes, each with 2 or 3 cars and 3 or 4 children and with a swim club in the middle. He felt that with the Shopping Center on Bigger and another on Wilmington Pike, the apartments located behind the Wilmington Pike business area would follow the "trough" route of Overbrooke through several intersections back and forth between the two business sites instead of using Whipp Road.

James W. Connor, 2533 Montebello Circle, Kettering, said he had checked the application and that he understood an R-4 classification was being requested.

It was explained that the request as filed in January had included an R-4 area but has now been modified to an R-3 request for the residential portion.

Robert F. Christy, 5768 Overbrooke, Kettering, expressed his concern with Overbrooke becoming a thoroughfare. He said they are having a lot of trouble with car tracks in the yards - "drivers don't even recognize the street anymore." He said he felt the swim club was the source of a lot of traffic and young kids behind the wheel, making Over-

brooke a speedway to and from the swim club.

Kennerly H. Digges, 5301 Oakbrooke, Kettering, identifying himself as the President of the Oak Creek Civic Association, pointed out that the Association had opposed the application which had changed the area from its single family designation for these same reasons being cited at this Hearing.

Robert W. Shidmore, 5828 Overbrooke, Kettering, asked for confirmation of his understanding that there was to be only one access onto Overbrooke Road serving what he described as a minimum of 90 apartments with probably 125-150 cars.

Carlton Milbrandt, 7111 Bigger Road, Centerville, asked for data concerning the relative real estate taxes paid by an apartment unit and a single-family house.

Mr. Abramovitz indicated that studies in this area showed an average tax valuation of \$6,000 per apartment unit and \$10,000 per single family house.

It was pointed out that in using tax returns as a basis for evaluating land use, it should be equated with services which must be supplied by a community to support that use. Inasmuch as schools are consistently the largest single item of expense to a residential community, (70 +% in Centerville) the number of school children generated by the use is the traditional common denominator.

Mr. Abramovitz said current studies in Kettering show 1.5 school child per single family unit and 0.2 school child per apartment unit. (School Board information in Centerville indicates 0.11 school child per apartment unit. Comparable information on single family units in Centerville was not available) Using 1.5 school child per single family unit X 2.34 units per acre (Centerville most dense single-family designation = \$23,400 of tax valuation to support 3.5 school children as compared with .2 school children X 10 apartment units per acre = \$60,000 of tax valuation to support 2 school children.

Mr. Milbrandt stated he felt 5 or 6 years would change this picture because the typical 2 bedroom apartment would ultimately be rented to families with 6 children.

He then asked for information about the number of apartments currently existing and zoned for in Centerville.

Reference was made to Mr. Baker's study, previously mentioned. He cited the difficulty of determining an exact figure but as set forth in his study he feels that with no change in zoning Centerville will probably have a minimum of 2695 apartment units.

Mr. Milbrandt then asked for the total number of homes now in Centerville. City Manager John Griffin replied that garbage collection served 3387 homes and for income tax purposes 3996 homes were recorded. From Mr. Baker's study the number 6065 was cited as a reasonable approximation of potential single-family units.

He expressed his opinion that it would be a bad thing for Centerville to have more apartment units and asked the Planning Commission to refuse to approve any more apartment requests for at least a year.

Gilbert Gerstner, 5804 Overbrooke, Kettering, pointed out that there is not only a swim club on Overbrooke but a public park as well and asked why there has to be only one exit from the apartment site.

Karl Dankof, 5815 Overbrooke, Kettering, identified himself as being the last house before the undeveloped area and expressed his concern with the traffic problem on Overbrooke.

A Mr. Sherry, identified himself as not being from the Oak Creek area but a Centerville resident on Ambridge Road asked if this proposed development would feed into existing sewer or into the new one (Sugarcreek). Upon being told the new one he said he felt this should not be approved because the new sewer wouldn't be ready for a couple of years.

He asked for clarification of this proposal with Master Planning proposals. He was advised that this did conform with Master Plan proposals currently being reviewed.

It was noted that though not yet adopted, the Master Plan currently being developed is being considered in reviewing all proposals that come before the Planning Commission.

Robert H. Keltner, 2309 Andrew Road, spoke again to specifically object to the application and to any more apartments being built in the area.

Richard Davis, 2305 Overbrooke, Kettering, said that he had been misled by a Mr. Thomas, representing Brainard Construction, one of the builders in Oak Creek.

Joel Davis, 2509 Montebello Circle, Kettering, asked if the Planning Commission had consulted with Kettering.

Dave McMakon, 5771 Oak Valley Road, Kettering, appeared in objection to the request.

Fred L. Hosket, 2727 East Whipp Road, Centerville, appeared in objection to the request. He also objected to the road shown on the map as intersecting across Wilmington Pike with Feedwire Road being called Whipp Road.

Joe W. Hiatt, 2500 Montebello Circle, Kettering, asked why since the single-family residents lived in Kettering and the apartment proposal was in Centerville, they shouldn't be seeking relief from Kettering to prevent the apartments from using a Kettering street.

It was pointed out that Overbrooke is a dedicated street and the closing of a dedicated street is a complex procedure though could presumably be done by either Kettering or Centerville for that portion lying within its boundaries.

Mr. Hiatt then suggested that the apartment access be through the business zone directly out to Wilmington and not on Overbrooke at all.

Francis M. Powers, 2541 Montebello, Kettering, asked why the buffer zone of single family housing couldn't be extended across Overbrooke.

Mr. Wells declared the Public Hearing to be at an end and asked for comments from the members of the Planning Commission.

It was noted that the request before the Planning Commission tonight does not affect the major portion of the site. R-3 and B-2 zoning is in effect in the area and the application currently being heard does not change that.

It was pointed out that approval of the extension of these zones to land now left over from the Interstate taking does not constitute approval of a definitive site plan and that the matter of traffic patterns can be taken up more effectively in connection with site plan approvals.

The regional nature of street patterns was noted, particularly where they cross political boundaries, in this case the Cities of Kettering and Centerville as well as Greene County.

It was the consensus of the Planning Commission that while the zoning request in this instance probably should be granted, the increase in traffic generated by the enlarged multi-family and business area justified postponing action until alternatives to the illustrative street patterned could be explored. Specifically, it was suggested that the possibility of eliminating Overbrooke as a through street be explored.

Final action was scheduled for the March 29 Meeting.

2. A Public Hearing was held on an application by the Planning Commission to amend the zoning ordinance (#15-61) to allow offices as a Conditional Use in R-3 and R-4 Residential Districts and to allow local business and recreational services in a Residential Development Plan.

Mr. Wells read through the proposed ordinance. It was noted that the copies available to the Planning Commission contained a typographical error. In Section 3, Requirements Designation should cite 1 l instead of i l.

No one appeared in favor of the ordinance.

Carl Milbrandt, 7111 Bigger Road, asked the purpose of the amendment.

Mr. Wells explained that it would allow greater flexibility in working with large scale residential developments such as permitting swim clubs in planned residential communities without having to resort to the variance procedure, at the same time retaining maximum control by requiring specific site plan and landscaping approvals from the City.

Leonard Weibel, 912 East Rahn Road, asked the purpose of the amendment concerning residential offices.

It was explained that this would provide an alternative between residential use and an outright business use for those properties along major highways which have become relatively unmarketable for residential use.

Russ Miller, representing the Washington Township Park District, asked for clarification of whether this amendment would make it possible for lot size to be reduced in exchange for donated park land in R-3 and R-4 districts.

He was advised that it would.

Mr. Milbrandt expressed his opposition to the proposed amendment. He felt only recreational services should be permitted.

James D. Nutter, 338 Silver Tree Court, asked if this would permit residential office use along Alex-Bell and State Route 48 near Gold Circle.

He was advised that it would not apply to the areas he mentioned unless a zoning change to R-3 or R-4 was first approved.

On motion by Mr. Butler, seconded by Mr. Tate it was approved by a 6 to 1 vote to recommend the ordinance to Council. Mr. Baker voted against "objecting", he said, "to a carte blanche in the Residential Development Plan."

Mr. Weibel then asked about the availability of a pamphlet which would acquaint citizens with zoning requirements and proposals in Centerville. He said if none were available he would recommend preparing one.

He was advised that a number of official documents and maps are available for sale to any citizen who requests them though they are admittedly difficult to put together in a comprehensive fashion and the City does not have the resources in money or people to prepare a popularly written pamphlet at this time, as desirable as such a document would be.

The Public Hearing being at an end the Planning Commission proceeded to unfinished business.

3. (V-70-14) No one being present from Lubow Realty to explain a request for a variance in sign restrictions, this item was not discussed.

4. (Z-70-12) Pursuant to the Public Hearing and subsequent discussion on this Request at the January 25th Meeting, Mr. Griffin reported that he had been unable to contact the adjoining property owners.

In discussion, Mr. Williams was advised that the Commission felt any construction should assume at least an 82' R-O-W and possibly a 90' R-O-W on Clio Road. He said he intended to build at the rear of the property.

The City Manager was requested to continue his efforts to contact adjoining property owners to the south to advise them of the Planning Commission's action in connection with this property.

On motion of Mr. Elliott, seconded by Mr. Butler it was unanimously voted to recommend to Council that this Request be approved.

5. (C-10-70) Request from E.H. Swain for a Curb Cut on property located at 175 North Main Street was considered. (Approval of a 50' Curb Cut on this property had been recommended by the Planning Commission at the January 25th Meeting but Council denied that Request, suggesting that it be resubmitted at 30' and that additional parking be provided.)

Mr. Swain indicated he now proposed to blacktop an additional area 20' x 70' at the rear of the building to provide for additional parking and that he is now asking for a 35' Curb Cut because he felt a 30' cut was too narrow to allow for concurrent entering and exiting of automobiles.

Mr. Butler asked for clarification of Council's objection to the 50' cut. Mr. Davis said they felt it was wider than necessary and might result in 3 cars trying to use the access way simultaneously. According to Mr. Baker they cited other dual entrance/exit cuts such as the one at Bill Knapp's Restaurant which were only 35'.

Mr. Swain commented that his particular business had as a goal getting a car in, out and gone within 3 to 5 minutes as contrasted to the more leisurely entering and exiting of other types of businesses.

Mr. Griffin noted that Council also discussed pulling the building back off the northerly lot line. As proposed, the building is within zoning requirements. It was noted that the 60' R-O-W street proposed to connect Terrace Villa with North Main Street would affect the building.

Mr. Swain indicated he was not willing to move the proposed structure but that he had discussed the situation with Mr. Griffin and would be taking steps to pier the building and construct the foundation in such a way that the street could be put through without adversely affecting the structure.

Mr. Griffin also indicated he had conversations appraising Mr. Swain and other adjoining property owners of the City's desire to put the street through and the City's expectation that benefiting properties would participate in the cost there of including sewers and utilities.

Mr. Williams noted that the State recommended 35' to 37' for driveways off State Routes.

On motion by Mr. Tate, seconded by Mr. Baker, it was voted unanimously to approve a 35' Gurb Cut in this property, noting that the revised illustrative map indicates an additional black top area of some 20 x 70 feet to the rear of the building.

6. Consideration of a proposed ordinance to change the name of Wynshire Drive to Fernshire Drive was postponed.

7. Consideration of a proposed ordinance to regulate the number and types of bars in Centerville was postponed.

Mr. Butler noted that the proposed ordinance did not make provision for controls on bars in an EC District. It was agreed that this omission should be covered.

8. (V-71-1) An Application from Kreuzsch and Schermer Construction Co. for a variance regarding signs was found to be incomplete and therefore not discussed.

9. (V-71-2) An Application was received from Kostic Construction Company, 505 East Stroop Road for two variances from zoning ordinance requirements relating to "front yard parking and one principal entrance. The development of property on the east side of Far Hills Drive, approximately 150' south of the intersection of North Village Drive.

Mr. Wells noted that he felt it was unproper to be reviewing variances related to site plan that had not been approved. It was agreed that they should be reviewed concurrently and would both be on the Agenda at the next Meeting.

By mutual consent informal preliminary discussion of the site plan was entered into.

In discussion it appeared that only one variance was needed inasmuch as the applicant had misunderstood the "one principal entrance" requirement.

It was suggested that some of the parking in the area between the two buildings might be eliminated and additional landscaped "green space" be provided.

Formal review of the site plan and a Public Hearing on a variance concerning parking in the front yard was set for Tuesday, March 9 at 8:15.

10. (V-71-3) An application was received from the Shell Oil Company for a variance to permit the sign on their station at the northwest corner of the intersection of Spring Valley Road and State Route 48 to remain in its present location.

W.R. Lundwall appeared representing the Shell Oil Company and outlined their past efforts to comply with the Centerville ordinance. It appears that there is confusion about the definition of "property line" i.e. center line or R-O-W line. Mr. Lundwall stressed that Shell has tried to comply with the City's requirements and feels that it has done so.

Mr. Butler suggested that an opinion from the Municipal Attorney would be necessary in this case and Mr. Wells requested that one be obtained by the 9th so that a Public Hearing, if necessary, can be scheduled for March 29th.

11. The Record Plan of Terrace Villa, Section Two was submitted, accompanied by the City Engineer's Report recommending approval. The Plan includes details of a proposed street, designated Wythe Parish, which will connect Lyons Drive with North Main Street.

Mr. Williams called attention to the fact that the Swain property, adjacent on the east is being filled to a level higher than Route 48 and will be about 15' higher than this property. He said Mr. Swain had indicated he would stop the fill at his pavement area and subsequently grade down to the street level.

On motion of Mr. Butler, seconded by Mr. Baker it was voted unanimously (6-0) to accept the Record Plan of Terrace Villa, Section 2, dated February, 1971, specifically including the details of a section of a proposed new street, designated Wythe Parish. (It should be noted that Mr. Tate had to leave, and the Planning Commission is now in session with 6 members in attendance.)

12. The Preliminary Plan of a plat to be called Southbrook Manor was presented, accompanied by the City Engineer's Report recommending approval.

The plat, north of Rahn Road and East of Marshall, contains 42.5+ acres and is adjacent to and north of Red Coach Farms. The area is currently zoned Washington Township R-4 with a minimum lot size of 20,000 sq. ft. required. This plat is being submitted as a Residential Development Plan which permits a variation in lot size. The net acreage of 41.6 could result in 90 lots of 20,000+ sq. ft.; the plat as proposed contains 82 lots, averaging 18,168 sq.ft. each and a 7.4 acre park to be donated.

Mr. Griffin reported the Park District had reacted favorably to the park as proposed.

Concern was expressed over a small parcel on the south side of the proposed extension of Hyde Park Drive east of Marshall Road. Robert Archdeacon, representing Ralph L. Woolpert, acknowledged that no determination had been made about that parcel but inferred this kind of sliver-parcel occurs not infrequently to achieve street alignment and some desposition would be arrived at to insure its maintenance.

Members of the Planning Commission also expressed concern over the fact that several 95' width lots were abutting 100+ width lots in the Red Coach Plat and might be objectionable to the owners of the larger lots.

In reply to questions from the Planning Commission Mr. Archdeacon acknowledged that the larger irregular shaped property fronting on Marshall Road north of the proposed Hyde Park Extension to the Kettering line and thence east to the eastern boundary of the proposed Plat was in the ~~same~~ ownership and was being reserved for apartment and possibly business development in anticipation of some multi-family, business and industrial development to the north and east in Kettering up to Hempstead Road. He pointed out that the Woodman Realty land on the northeastern corner of the map is

currently in court on a request to build a drive-in-movie.

Members of the Planning Commission pressed the point of having the relatively narrow strip between the proposed plat and Marshall Road be included in the single family area. Mr. Archdeacon said single family homes along Marshall Road have not proven to be marketable.

Commission members indicated it would be desirable to have the entire area presented as a package and it was noted that if Council approved the proposed amendment to the Zoning Ordinance which had been recommended by the Planning Commission at this Meeting (see section 2 above) the full range of proposed uses could be permitted. Mr. Archdeacon indicated the developers wanted to press ahead with this plat as soon as possible.

Mr. Butler indicated he felt it would be desirable to have lots aligned so that a sidewalk easement could be provided along lot lines from the cul-de-sac in the center of the plat to the proposed park. This suggestion was supported by Russ Miller of the Park District and Mr. Archdeacon said this could easily be arranged. Mr. Miller suggested a 3' width instead of 4'.

Back to the discussion of the 95' lots abutting the 100' lots on Rahn at the southeastern edge of the plat, it was agreed that if one lot in that area could be eliminated the Commission could take action on the plat tonight allowing it to be presented to Council at the March 1st Meeting.

Prior to voting, Mrs. Loemker requested that consideration be given to the fact that single family home development places a greater demand for services on a City than any other type of land use. She stated that in her opinion, in view of the concern being expressed over Centerville's explosive and to date unmanagable growth, its inadequate financial resources and its fast disappearing supply of available land, development of large tracts of repetitive single-family detached housing should be at the bottom of Centerville's list of priorities.

No discussion ensuing, on motion of Mr. Wells, seconded by Mr. Baker, the Preliminary Plan of Southbrook Manor was approved by a 5 to 1 vote subject to one lot being eliminated from the southeastern edge of the proposed plat.

13. The Preliminary Plan of a subdivision called Rose Estates was submitted, accompanied by the City Engineer's Report recommending approval.

This is 162.2+ acre site lying west of Sheehan Road across from Ida Weller Elementary School. The Preliminary Plan proposes 276 lots at all over the 20,000 sq.ft. required in R-1.

Subsequent to the submission of this proposed plat, the applicant was advised of the Park District's desire to have a park in that area and of the special provision of the zoning ordinance permitting a reduction in minimum lot size if park land is donated, the applicant was also advised of thoroughfare proposals emanating from the work being done on the Master Plan which run through this area, specifically, the extension of Normandy Lane from the north and curving south-eastwardly through the northeast corner of the plat to Sheehan Road and providing a 70' R.O.W. and 33' pavement on the southern-most street off Sheehan Road.

Indicating a willingness to co-operate in these matters, John Judge, Consulting Engineer, representing the developers Ray Rose and Tom Sowders, said he had not had time to finalize the revisions prior to this Meeting but that if the Planning Commission could act tonight so that the proposal could go to Council on March 1, he would revise the layout to meet their concerns.

The developer was advised that sidewalks are required on all streets except short cul-de-sacs unless specifically waived but, that it had become customary to waive them in connection with large lots on one side of the street and that a request for waiver should accompany detailed Record Plans submitted for approval.

It is noted that the County Sanitary Department will permit 25 lots to be built and that replacement of the existing sewage lift station will be a requirement before construction.

On motion of Mr. Elliott, seconded by Mr. Baker ~~it was voted 5 to 1 to recommend~~ approval of this Preliminary Plan subject to lot sizes in accordance with the special open space provisions of Section 14, Figure 1 of the Zoning Ordinance, a 33' pavement and a 50' R-O-W on the street which is the southern access into Sheehan Road and a 70' R-O-W on the street which is the northern access into Sheehan anticipated ultimately as an extension of Normandy Lane. Mrs. Loemker voted against approval.

14. On motion of Mr. Butler, seconded by Mr. Elliott, it was unanimously voted to approve the Record Plan and Construction Drawings of Red Coach South, Section 5.

15. Mr. Archdeacon informally described an application being filed tonight for a zoning change for Multi-family and business use to be developed in conjunction with a single family area east of the Black Oak North plat over to Wilmington Pike.

The Plat proposes some modification of the City's thoroughfare plan.

A Public Hearing was set for March 29th at 7:30.

Respectfully submitted,

Marion Loemker,
Secretary