

CENTERVILLE PLANNING COMMISSION

SPECIAL MEETING

A Special Meeting of the Centerville Planning Commission was held on March 9, 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.

On motion of Mr. Baker, seconded by Mr. Elliott, the Minutes of the January 25, 1971 Meeting were unanimously approved.

On motion of Mr. Butler, seconded by Mr. Tate, the Minutes of the February 22, 1971 Meeting were unanimously approved with the following correction: In the 6th paragraph of Section 12, 4th line, "SOME ownership" should read "SAME ownership".

1. (V-71-2) A Public Hearing was held on a request from the Kostic Construction Company, 505 East Stroop Road, Kettering, for a variance to allow front yard parking on a site on which they plan to build both an office and a restaurant located on the east side of Far Hills Avenue just south of the Ponderosa. The area is an EC district.

Concurrently with and supporting the request for variance the applicant submitted the site plan for approval.

Attorney John R. Koverman, Jr., 843 Third National Bank Building, Dayton, appeared on behalf of the applicant.

He first presented the Site Plan, illustrated on a map dated March 9, 1971 and supported by architectural drawings of the elevations of the two structures and interior floor-plans. The office will contain approximately 4000 sq. ft. of leasable space on 3 floors. The restaurant, described as a "coffee shop type" has a seating capacity of approximately 85 persons.

The applicant proposes parking in excess of that required - 63 spaces as opposed to 43 - stating that particularly with respect to the restaurant the code requirement was felt to be inadequate.

They had complied with a request from the Planning Commission to provide more "green space" by eliminating 2 spaces from the 65 originally shown to be able to put in two more trees one on each side to break up the solid border of parking.

They pointed out that their request for the variance to park in the front yard was consistent with parking patterns of other businesses already in this area.

No one appeared in favor of the request for variance.

Mr. Herbert Dailey, 33 Shadybrook Drive, Washington Township, appeared in objection. He began his remarks by pointing out that his letter of notification as a nearby property owner had said 7:30 P.M. at which time he had arrived only to find the meeting was not scheduled to begin until 8:00 P.M. He further said that some of his neighbors, who he felt should have been on the list, did not receive any notification.

He expressed his concern with the "possibility of another Salem Avenue" development.

Fred Roth, 8 Shadybrook Drive, Washington Township, objected to any more restaurants. He said the whole area was being poorly planned and that the cooking odors from the Ponderosa Restaurant were offensive, making it unpleasant to use his back yard. He said he had been told by the "Centerville Zoning people" that no restaurants

would ever be built across Route 48, only maybe some offices and that now he and several of his neighbors plan to see their homes, asking for business zoning when they do.

Mr. Wells explained that the proposed use was not the subject of the Variance Request was much as both the office and the restaurant were permitted uses in the EC district.

No one else appearing in objection, general discussion ensued.

It was asked whether bumper blocks would be put in the parking lot, particularly along the perimeter. Mr. Koverman said yes they would be installed and it was suggested that the site plan so indicate.

It was agreed that an evergreen screening would be satisfactory on the eastern end of the site but it was required that a narrative description of at least two paragraphs of the proposed landscaping be provided to supplement the site plan.

The problem of odor control was discussed. Mr. Koverman indicated that charcoal filters would be used but that they could not promise to eliminate all cooking odors. He said he didn't feel it would be as bad as the Ponderosa because there wouldn't be as much open grill cooking.

(It was incidentally suggested that the City Manager check out the Ponderosa for compliance with city ordinances in the area of air pollution.)

In regards to the proposed architecture, Mr. Koverman noted the illustrative elevations of the office building were not final proposals. He described the restaurant as a white stucco building with grey-glass windows and a reddish roof which they felt would be particularly pleasing to the eye.

Subsequent to the above discussion, the Planning Commission of the City of Centerville found that the development of this site for a restaurant and office building as shown on a site plan dated March 9, 1971 is in substantial accordance with the provisions of Sections 20, G, subsection 1 of the Zoning Ordinance (#15-1961) of the City of Centerville and does not substantially adversely affect the public health, safety, morals and general welfare of the City of Centerville; on motion of Mr. Tate, seconded by Mr. Elliott the site plan was unanimously approved except as to the architecture of the office building.

On motion of Mr. Tate, seconded by Mrs. Loemker the Request for Variance to allow parking in the front yard was unanimously approved.

2. A Public Hearing was set for March 29, 1971 at 8:00 on a Request by the Shell Oil Company for a Variance (V-71-3) for the sign requirements for their property at the intersection of Spring Valley Road and State Route 48.

3. Charles G. Taylor, representing the Centerville Area Development Association appeared before the Commission to informally discuss development possibilities related to the Dr. Edward Thomas property. Dr. Thomas had approached them to discuss possibilities.

The discussion was not in any way definitive. Certain problems of access and traffic on Franklin Street were identified. The majority of the Planning Commission

indicated that they felt it was most important that all existing single-family areas bordering this piece be given single-family of comparable lot size adjacent to them before ~~transitionary~~ <sup>transitioning</sup> into other uses.

There being no further business, the Special Meeting was adjourned into a work session.

Respectively submitted,

Marion Loemker,  
Secretary