

Hold over to
June 28 meeting

CENTERVILLE PLANNING COMMISSION

SPECIAL MEETING

A Special Meeting of the Centerville Planning Commission was held on April 13, 1971. In attendance were Bruce Baker, John Davis, Nevin Elliott, Elmer Tate, Harold Wells, City Manager John Griffin and City Engineer Frank Williams.

1. (V-71-4) A Public Hearing was held on a Request from Zengel Builders, Inc. for a variance from the set-back requirements of the Zoning Ordinance relating to accessory buildings in residential districts. The property in question is Lot #348, Pleasant Hill Plat, Section 16 and is located on the Southeast corner of Cedarleaf Drive and Alexandersville-Bellbrook Road. The ordinance requires a 75' set-back; the request is for a 35' set-back for a covered carport detached from the main building which is an apartment unit.

Carl Schab, engineer for Zengel Construction appeared to support the request.

He explained that the request should be considered in the context of the total multi-family development which would make provision for a swimming pool, playground and landscaped areas in the "back yard" of the apartment units with parking facilities toward an edge of the site. He said the carport would be compatible in architecture and materials with the living units. He pointed out that the request would conform to the set-back requirements for an attached garage.

No one appeared in favor of or opposed to the request.

On Motion of Mr. Tate, seconded by Mr. Davis the request for a variance was unanimously approved.

2. (Z-71-3) A Public Hearing was held on a request from Anthony B. Wenzler, et.al., 432 Lookout Ridge, Dayton for a change in zoning from Washington Township R-4 to Centerville R-3 and R-4 Classifications for 28+ Acres located to the east of Marshall Road where it is intersected by Hyde Park Drive and north of the proposed Southbrook Manor plat.

Robert Archdeacon of the Ralph Woolpert Co., appeared on behalf of Mr. Wenzler. He displayed area maps pointing out that the property was bounded by the Kettering City line on the north and east and that to the north east fronting on Hempstead Road, the adjoining land was zoned for industrial use. (It should be noted that some of this land is also owned by Mr. Wenzler.)

He said that Mr. Wenzler, who is also the developer of the Marstead Manor Plat to the north of this site in Kettering had experienced considerable difficulty in selling single-family homes along Marshall Road because it is a heavy traffic carrying facility.

The Request for Rezoning is to enable the developer to build 2-family units (doubles) along Marshall Road (8.1+ acre; 16 buildings; 32 living units) and multi-family units of approximately 10 units to the acre on the remaining 20 acres (200 living units) to act as a buffer between the proposed single-family residential units in Southbrook Manor and the anticipated industrial development to the north. He indicated there would be no vehicular access between the single-family and the multi-family.

He described the doubles as being compatible in appearance with single-family homes, with one "front door," designed to attract a resident-owner/tenant use with a larger house size unit and a small-rental unit; these lots would be 25' to 30' wider than the average single-family lots in the area.

They propose to widen Marshall Road to conform to its present width in Kettering.

Mr. Archdeacon cited studies indicating that in the 1950's all age groups were buying single-family homes and that under those conditions Centerville was attracting a balanced population with regard to age. In the 60's the trend has changed and the great predominance of single-family house buyers is the family with school-age children. He said these multi-family units would help to restore the age balance to the population which is becoming distorted.

The beneficial balance of tax value vs. service needed for multi-family development was cited and it was pointed out that this year should bring significant local figures because the recent large multi-family developments are at long last on the tax rolls.

It was requested that copies of some of these studies being cited be furnished the Planning Commission.

In reply to a question Mr. Abramovitz said it was their intention to proceed first with the single-family construction in Southbrook Manor and then secondly begin the "doubles" and the extension of Princewood.

Mr. Tate called attention to a large undeveloped area to the east which appeared to be land locked except for a potential access from Hyde Park Drive. It was identified as being owned by Woodman Realty and nothing was known about definite proposals for its use.

In reply to a question from Mr. Wells, it was stated that multi-family categories in the City of Kettering allow 17 units per acre.

Mr. Baker inquired about the feasibility of surrounding the park with single-family and a street encircling the park.

Mr. Archdeacon said such a lay-out would force a "strip" development of the multi-family site with a connection through the single-family area to Rahn Road and prevent the more, in his opinion, desirable "Community" lay-out; he did think expansion of the park area might be a possibility.

No one appeared in favor of the Request.

The following persons appeared in opposition to the Request:
Mr. Harry Sheehy, 5392 Royalwood Drive expressed concern with the large area owned by Woodman Realty; he felt if this Request for multi-family was approved, that would go multi-family also.

Mr. Richard Springer, 1015 E. Rahn Road, said he and his wife have been serving apartments and they felt there was no shortage; he said any apartment will now rent a 2 bedroom unit to a family with four children and any increase in the supply can only result in a lowering of standards.

Bill Heck, 1101 E. Rahn Road, presented a petition with more than 360 names opposing the Request.

Bill Morgan, 5287 Applecreek, said he was against any apartments.

Mable Simpson, 997 E. Rahn, was opposed.

Claude Kroger, 1078 E. Rahn said he felt there were other factors affecting the lack of single-family sales on Marshall.

Robert Eagle, 1077 E. Rahn Road, felt the traffic would be a problem.

Roger Shelton, 1029 E. Rahn Road asked whether R-1 units backed up to multi-family would sell.

Mr. Archdecon replied that they have done so in the past.

Lois Miller, 1072 E. Rahn Road, asked how many lots in Marstead Manor had been sold with the buyers knowing about the proposed multi-family.

Bob Endiger, corner Princewood & Marshall said he was used to a field there and liked it, he questioned the information given on relative tax value.

Al Mayforth, 1053 E. Rahn Road, said the particular proposal didn't look too bad but the potential development of the Woodman property was disturbing.

Charles Lancaster, 935 Princewood, asked why can't it always be single-family.

James Thompson, 1082 E. Rahn Road, said a coordinated (planning) effort should be made in the whole area; he said there are great deficiencies in through streets now and no proposals to alleviate existing traffic problems and apartments will increase traffic problems.

Maxine Heck, 1101 E. Rahn, said the group present tonight should be looked on as representing all of Red Coach, Centerville and Washington Township and not just as immediate neighborhood objectors. She said "its families that will help Centerville to grow - apartment dwellers are transients; they don't care - homeowners care."

Don McLaughlin, 1067 E. Rahn, said he has lived there for 2 years, takes a great deal of pride in his property; he and his neighbors planted and maintain the median strip on Rahn Road, he felt apartments create litter and security problems; he said "We are the taxpayers, we should call the shots."

Ed Wenning, 1216 Donson Drive, Kettering, asked if Mr. Wenzler expects to have any trouble selling homes that but up against the doubles; he said he would have had second thoughts if he had known about all this a year ago when he bought.

A resident of the area, said he felt apartments on the Woodman property would be a forgone conclusion if this is approved.

Mary Dugan, 5155 Marshall, said she lives just across the street from the proposed doubles and she was opposed, to much traffic on Marshall now.

Harry Sheehy, described himself as a man in the real estate business and said that properties in Red Coach have had the most phenomenal increase in value of any plat and that apartments will decrease those values.

W.R. Wilson, 5230 Marshall Road, described himself as a long time resident of the area and wants it to remain single-family.

Another resident called attention to a 5 acre tract on the corner of Rahn and Marshall currently for sale and the sign says possible re-zoning.

Bill Burkett, 1047 E. Rahn, said he was recently from suburban St. Louis and that this Meeting could be being held there; the problems are identical; he said the Planning Commission (Chesterfield, Mo.) finally recognized that preference must be given to people who had invested on the basis of an understood zoning.

The Public Hearing was declared closed.

Mr. Baker commented that some consideration should be given to the possibility of doing the necessary buffering within the Industrial Zoned property, some of which is owned by Mr. Wenzler.

The City Manager was asked to obtain information on requirements pertaining to industrial zoning in Kettering.

Action on this request was scheduled for the May 11th Meeting.

3. On Motion of Mr. Tate, seconded by Mr. Baker the preliminary plat of Section 17, Pleasant Hill, was unanimously approved.

The action followed notification to the Planning Commission by Russ Miller of the Park District that the location of a neighborhood park in this area had been satisfactorily resolved and that the Park District now held an option at an agreed-upon-price for the site in question.

4. A Public Hearing was scheduled for April 26 at 8:00 P.M. on a request from Haverstick Builders for a variance from the set-back requirements of the zoning ordinance for accessory buildings. The request is for Lot #36, Terrace Villa Plat, Section 2, Lyons Drive.

There being no further business, the Meeting was adjourned. Next Regular Meeting April 26, 1971.

Marion Loemker, Secretary,

Addendum: It should be noted that Mrs. Loemker was absent from this Meeting and that these minutes were prepared from tapes exclusively.