

CENTERVILLE PLANNING COMMISSION

Special Meeting

A Special Meeting of the Centerville Planning Commission was held on May 11, 1971. In attendance were Bruce Baker, John Butler, John Davis, Nevin Elliott, Marion Loemker, Elmer Tate, Harold Wells, City Manager John Griffin and City Engineer Frank Williams.

On Motion of Mr. Davis, seconded by Mr. Elliott the Minutes of the Meeting of April 26, 1971 were approved. Mr. Wells and Mr. Butler abstained inasmuch as they had been absent from the Meeting.

1. (Z-71-5,6,7) A Public Hearing was held on a request from the Springmont Company to rezone 149.4+ Acres from Washington Township R-3 and R-4 to Centerville R-3, R-4 and E.C. Classifications. The property is located on the east side of Bigger Road, beginning approximately 950' north of the intersection of Bigger and Alex-Bellbrook (State Route 725) and continuing north to the property owned by the Olympian Club; and is presently owned by Woodman Lanes, Inc. - David L. Meeker and Eugene R. & Elizabeth A. Kemp. The Springmont Company is identified as the optionee.

For administrative clarity the application is made in 3 parts:

Z-71-5: 99.1+ Acres - formerly Washington Township R-3 (91.4+ Acres) and R-4 (7.7+ Acres) to be reclassified as Centerville R-3.

Z-71-6: 21+ Acres - Formerly Washington Township R-4 (15.9+ Acres) and R-3 (5.1+ Acres) to be reclassified as Centerville E.C.;

Z-71-7: 29.3+ Acres - formerly Washington Township R-4 (28.4 Acres) and R-3 (.9+ Acres) to be reclassified Centerville R-4.

Charles Abramovitz of the Ralph Woolpert Co., Consulting Engineers & Planners, appeared on behalf of the Springmont Company. He introduced Wilson O. Adams, Executive Vice-President of the Springmont Co. who was also present.

He described the proposed development as one of the first to go into the large area of relatively undeveloped land immediately affected by the Interstate which will run adjacent to the southern edge of the Olympian Club property; he said their proposal was in keeping with this direct access to major collector streets (Bigger and the proposed Clyo Road) feeding into Wilmington Pike and one of the Interstate interchanges. They proposed to reserve the requested E.C. area for uses such as office - medical - research facilities. North of the proposed Clyo Road on the requested R-4 site, they propose to develop a moderately dense area of "attached single family townhouse" units abutting the Olympian property and the E.C. area.

South of the proposed Clyo Road, the proposal is for a lesser density construction of "single-family attached" units of varying structural types and sizes (patio houses, atrium houses, clustered in groups of 4 to 8 dwelling units per structure.

In both multi-family requests, the proposal is for condominium ownership instead of conventional rental.

Mr. Abramovitz cited a trend in recent years in Centerville to build bigger and bigger houses on smaller and smaller lots at a bigger and bigger price. Thus forcing, in his opinion, elderly couples or younger childless couples either out of Centerville or into rental units. It is their opinion that the savings available through multi-family construction can be passed on to a home-owner who does not

need a big hours yet wants to enjoy the financial benefits of home ownership. He said the preliminary cost figures indicate such units should be able to reach the \$10,000 and above income and would attract a balanced age group.

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

In subsequent discussion: Mr. Abramovitz said it is the developers intention to provide a 24' pavement the length of the proposed Clio through this site feeling that that would be adequate to handle the traffic generated by this development and that at some point in the future as the surrounding areas develop the City of Centerville should anticipate providing the "other half of the Boulevard" which Clio is proposed to be when fully developed.

The development schedule was described as "starting sometime next year at the earliest" and expected to take 6-10 years for completion. It was noted that this development would be dependent on the Sugar Creek Sewer system.

It was noted that the developer's intention regarding his responsibility in the construction of Clio Road was not at this time to be construed as being acceptable to the Planning Commission.

In response to questions, Mr. Abramovitz indicated the dwelling units were expected to average between 1000/1500 sq.ft. of interior living space and were expected to attract a larger incidence of school age children than typical rental units but less than typical single-family housing; the figure of .4/.5 school age child per unit was mentioned and it was stated that these units could be expected to produce a favorable tax valuation per school age child.

No specific proposals were made for the E.C. Area; it was described as re-servicing land in this area for general E.C. uses as being suitable for an area so directly affected by major arteries.

The City Manager was requested to have the School Board review and comment on this proposal.

Action was scheduled at the May 24 Meeting.

2. (P.O. 71-2) A Public Hearing was held on a proposed ordinance to amend the zoning ordinance with respect to certain requirements for Business Districts.

The proposed ordinance was read and corrected as follows:

Section 1 - In the table, the requirement for vision clearance on corner lots was to be revised by the City Engineer to achieve the goal of maintaining an unobstructed triangle, having as its tip the corner in question and extending 25' along the 2 sides.

Section 4 - Paragraph 5 should read "All signs shall be set back at least twenty-five feet..."

Paragraph 7 should read "Light sources shall be shielded from...."

Section 5 - second paragraph, sixth line should read "least four (4) separate types of Business Uses...."

No one appeared in favor of the Request.

John Black, Glenbrier Place, appeared in opposition because he felt it had not been adequately advertised and the builders had not had adequate opportunity to study it.

It was noted that the Planning Commission is making a technical recommendation and that it is Council's responsibility to hear the public before enacting the ordinance. Though it was also agreed that notices should be posted about such hearings before the Planning Commission.

On Motion of Mr. Butler, seconded by Mr. Baker, it was unanimously voted to recommend the proposed ordinance, as corrected, to Council.

3. (V-71-6) A Public Hearing was held on a Request from Dellwood Builders, Inc. for a variance to allow the erection of signs in a residential district. The request is for advertising signs for a new development, Rose Estates, located on Sheehan Road.

Eugene Baumeister appeared on behalf of Dellwood Builders and described the desired signs as 1 (8' x 8') sign and 1 (4' x 8') to be located along Sheehan Road at the northern and southern respectively end of the plat and 2(4' x 6') to identify model houses on lots #23 and #24.

The signs will be illuminated and the request is made for 1 year.

No one appeared in favor of the Request.

Mrs Lorraine Ellis, 9500 Sheehan Road, objected to the signs being lighted.

The builder said the illumination was necessary to prevent vandalism.

It was requested that the level of illumination be kept as low as possible.

On motion of Mr. Elliott, seconded by Mr. Tate this Request for variance was unanimously approved for a period of 1 year, by a vote of 5 "yes" and 1 "no" by Mr. Baker

4. (Z-71-3) On Motion of Mr. Baker, seconded by Mr. Tate, it was voted (6aye - 1 abstention) to recommend to Council that this Request for Re-zoning be denied.

The Request was from Anthony B. Wenzler for a change from Washington Township R-4 to Centerville R-3 and R-4 to allow for multi-family construction of approximately 232 units on 28.1+ Acres on the east side of Marshall Road north of the Southbrook Manor Plat.

It was the consensus of the Planning Commission that the location of the area bounded on the north and south by single family housing and feeding into a minor thoroughfare (Marshall Road) which is substantially developed with single-family housing, and 2. The size of the area, insufficient to create a neighborhood of its own, and 3. Other factors, such as the large landlocked area to the east which could reasonably be expected to follow a multi-family pattern thus creating a very high density in an area with low traffic carrying capabilities, make this area unsuitable for multi-family development as proposed.

5. (P.O. 71-1) On Motion of Mr. Tate, seconded by Mr. Baker it was unanimously voted to recommend that Council approved the Ordinance as proposed with the following revisions:

1. Title should include reference to E.C.; insert following B-3 in list of zones affected.

2. Section 3 - subsection bb is eliminated.

6. A Public Hearing was scheduled for May 24, 1971 at 7:30 P.M. on a Request from R.B. Pavlah, 4361 Plantation Trail, Bellbrook, for a Residential Development Plan as a Conditional Use for a plat to be known as Walnut Hills Estates. The 33+ Acre plat, identified as Section 18, T-3 R-5, M.R.S., City of Centerville lies inward west of Wilmington Pike and south of Centerville Station Road.

7. A Public Hearing was scheduled for May 24, 1971 at 8:30 P.M. on 3 Requests from the Black Oak Development Co. for zoning changes related to the Weller Farm property on the east side of Clio Road.

Z-71-8 - 10+ Acres on Clio approximately 1500' south of Alexandersville Bellbrook Road to be reclassified Centerville B-2 from Washington Township R-3;

Z-71-9 - 20.773+ located along the northern extension of Rain Tree Drive approximately 150' north of Bimni Drive from Washington Township R-3 to Centerville R-1.

Z-71-10 - 13.632+ Acres on Clio approximately 3050' south of Alexandersville-Bellbrook Road from Washington Township R-3 to Centerville R-3 (10.029+ Acres and B-2 (3.603+))

8. A Public Hearing was scheduled for May 24 at 9:00 on a request from Black Oak Development Co. for a change in zone, for 57.8+ Acres on the north side of Centerville Station Road approximately 1000 feet west of Wilmington Pike, from Centerville R-1 to Centerville R-3.

9. (CC - 1-71) On Motion of Mr. Elliott, seconded by Mr. Tate, it was unanimously recommended that Council approve the 2-35' Curb Cuts requested by Jack Davis for property on Loop Road being developed for a new car dealership.

It was specifically noted that the Planning Commission expressed concern over methods of dust control proposed for the gravel area to the rear of the property; it was suggested that conventional oiling might even ease the drainage problem and some other chemical in dust free stone should be considered.

10. On Motion of Mr. Elliott, seconded by Mr. Tate the preliminary plan of Black Oak V was unanimously approved.

The 43.3+ Acre site is being developed as single-family with a 13 acre park. It is submitted as a Residential Development Plan with varying lot sizes. Under the strict 20,000 sq. feet per lot requirement some 85 lots would be allowed on the 39.2+ net acres (4.1+ acres are in streets); as proposed 51 lots are proposed varying in size from 14,000 sq.ft. to 25,000+ sq.ft.

There being no further business, the Meeting was adjourned. Next Meeting will be held May 24, 1971.

Marion Loemker,
Secretary