

CENTERVILLE PLANNING COMMISSION

Regular Meeting

The Regular Meeting of the Centerville Planning Commission was held on May 24, 1971. In attendance were Bruce Baker, John Davis (as of 8:20 p.m.), Nevin Elliott, Marion Loemker, Harold Wells, and City Manager John Griffin.

1. V-71-7 The Public Hearing scheduled on this Request (sign variation for Centerville Inn) was not held because the applicant had not submitted the necessary list of surrounding property owners to be notified of the hearing.

2. V-71-8 The Public Hearing scheduled on this Request (sign set-back variation on Arco Service Station, 63 S. Main Street) was not held because no one appeared on behalf of the applicant.

Inasmuch as the next public hearing was not scheduled until 8:30 p.m., the Commission departed from the Agenda and proceeded to other business.

3. On Motion of Mr. Elliott, seconded by Mrs. Loemker, a dedication by the Kostic Construction Co., of public right-of-way on property of the east side Far Hills Avenue, immediately south of the Ponderosa Restaurant, and Construction Drawings in connection therewith were unanimously accepted and approved, (4 members present and voting.) The dedication illustrated on a map issued May 7, 1971 by the Ralph L. Woolpert Co., is for the entire frontage of the Kostic property on Far Hills Avenue to a depth of 100' from the centerline of Far Hills Avenue. The Construction Drawings are for a continuation of the Access Road paralleling Far Hills Avenue.

4. On Motion of Mr. Baker, seconded by Mr. Elliott, the Detail Drawings of Pleasant Hill, Section 17, dated April, 1971, were unanimously approved, (5 members present and voting) subject to the provision of sidewalks, in accordance with City standards, along the east side of Silvertree Lane, along the south side of Zengel Drive east of Silvertree Lane, and along the length of the 10' public walkway easement lying along the lot line between lots #360 and 359, and provided further that this easement be specifically described as a public walkway easement. The above action was in conformance with the recommendation of the City Engineer.

5. Z-71-4 On Motion of Mrs. Loemker, seconded by Mr. Davis, it was unanimously recommended that this Re-zoning Request be denied. It was the consensus of the Planning Commission that the desirability and/or inevitability of committing this spot and its environs to non-residential use had not been demonstrated.

6. Z-71-8, 9, 10 A Public Hearing was held on a Request from Black Oak Construction Company for 3 simultaneous Re-zoning Requests:

Z-71-8 - 10+ Acres - located on the east side of Clio Road, approximately 1,500' south of Alex-Bell - change from Washington Township R-3 to Centerville B-2 (Roadside Business)

Z-71-9 - 20.773+ Acres - located on the northern extension of Raintree Drive, approximately 150' north of Bimni Drive - change from Washington Township R-3 to Centerville R-1.

Z-71-10 - 13.632+ Acres - located on the east side of Clyo Road, 3050' south of Alex-Bell - change from Washington Township R-3 to Centerville R-3 (10.029+ Acres) and B-2 (3.603+ Acres)

Charles Abramovitz of the Ralph L. Woolpert Co. appeared on behalf of the Applicant.

He explained that the Black Oak Construction Company was trying to achieve a variation in land use to "protect the prime residential area of existing Black Oak Estates" by providing buffering from the industrial area west of Clyo and the anticipated heavy traffic use of Clyo Road itself.

The Centerville R-1 Request conforms to the existing zoning in Black Oak; the illustrative platting proposes a connection between Raintree Drive and Black Oak Drive with 2 small cul-de-sacs with all of the R-1 area turned in upon itself and no access into the requested multi-family business site to the west.

That area will abut Black Oak Estates, on its eastern boundary, the Vulcan Tool property is immediately to the south, Clyo Road on the west across which is an industrial zone and to the north that portion of the Weller Farm being reserved for the Weller's personal residence. Fronting on Clyo Road, business uses are proposed to about 1/4 of the total depth and then multi-family, described as doubles or 4-family, are the balance, backed up to Black Oak. The illustrative platting depicts a street serving both the R-2 and R-3 areas, running perpendicular to Clyo ending in a cul-de-sac at it's eastern end with a street intersecting to the north within the R-3 area which would provide for future connection to the bulk of this undeveloped area.

The third piece, isolated from the other two lies futher north along Clyo Road; Mr. Abramovitz said the Request is made because the developer feels a neighborhood shopping center will be necessary and desirable to serve the area and they want to reserve this location prior to surrounding development. The specific location was chosen because of the terrain. No illustrative platting was presented.

It was noted that these requests concern "pieces" of approximately 150 Acres owned or under option to the Black Oak Construction Co.

No one appeared in favor of the Requests.

Joe Barton, 7185 Bigger Road, asked for more information about the rest of the total area particularly regarding street patterns in the north eastern section abutting his property. He said he has prime property up there to which he wants access, preferably from State Route 725.

It was noted that the entire 150 acre tract had been the subject of a Comprehensive Zoning Request several months back; that application was denied and the owners now appear to have only the option of piece-meal development.

Ronald McSherry, Ambridge Road, asked what density was proposed for the multi-family area.

Mr. Abramovitz indicated 6 dwelling units per acre as a probable figure but said it was not definite. (8.6 is the maximum allowed in an R-3 zone.)

Mr. McSherry asked what was anticipated in the 10 acre Business site and was advised a small to medium size shopping center type development.

Carl Millbrandt, Bigger Road, asked for an explanation of the difference between Washington Township R-3 and Centerville R-1. He was advised it was a Reduction in lot size from 30,000 sq.ft. to 20,000 sq.ft.

He also asked about the types of things that could go into the Business area.

James E. Singer, Ambridge Road, asked about the specific distinction between B-1 and B-2. He expressed his particular concern with the possibility of such things as dog kennels.

Mr. Wells briefly listed the variations in allowed uses, commenting that while grocery stores are allowed in B-1, supermarkets are not.

Mr. Singer expressed as his opinion that it was premature to approve the 10-acre tract for business use.

Mrs. Everett Lake, 1470 Black Oak Drive commented that she had been very disappointed that the more Comprehensive proposal which coordinated the business and multi-family uses suitable along Clio Road with the single-family area had been denied and that she was particularly interested in having Black Oak Drive opened up out to Clio. She commented that the current proposals seemed to her to be spot zoning.

No one else rising to speak, discussion reverted to the Commission. The relative necessity for B-2 instead of B-1 was again raised.

Mr. Abramovitz said the Developer felt strongly that B-1 would be unsuitable for the 10 acre tract because a good-size shopping center would be needed somewhere in this general vicinity containing such road side uses as service stations, supermarkets etc.

William Yeck, of the Park District, at the Request of Mr. Wells, commented that the current proposal did eliminate a previously proposed recreation park which was a disappointment to them. Black Oak Park is a nature park and not suitable for ball games, etc. He further noted that conversations with the developer indicated that land for a recreation park could be expected to become available with subsequent development in the area to the north but he pointed out that as proposed in this hearing with intentions to segregate single-family uses it would appear that existing Black Oak residents might be deprived of access to such a park and this would not be the most desirable situation.

Mr. Barton rose again to call attention to the problem of trash in a shopping center, citing Gold Circle as an unpleasant example.

There being no one else to speak, the Public Hearing was declared closed. Action on Request Z-71-9 was scheduled for June 16, 1971 and on Z-71-8 and 10 on June 28, 1971.

7. Z-71-11 A Public Hearing was held on a Request from the Black Oak Construction Co. for a change in zoning from Centerville R-1 to Centerville R-3 on 57.8+ Acres on the north side of Centerville Station Road approximately 1000 feet west of Wilmington Pike.

Charles Abramovitz, of the Ralph L. Woolpert, again represented the Black Oak Construction Co. He described the proposed Re-zoning as an opportunity to plan the development of a major thorough-fare and control the access to it. The developer proposes the extension of the "New Wilmington Pike" (previously discussed in connection with the Lapp property to the north) with a 28.3+ Acres along the western side of this road to be reserved for "doubles" acting as a transition between the Black Oak single family and a major traffic carrying facility. Across

the proposed thorough fare, the proposal is for construction of multi-family units consistent with R-3 densities. Further the developer indicated he would like to work out a park donation agreement similar to the one available in single-family areas to leave the lower 9 acres fronting on Centerville Station Road as park, permitting the maximum number of units to be built on the reduced site.

Mr. Abramovitz said the developer would enter into any necessary covenants guaranteeing the construction of "doubles" to the west of the proposed thoroughfare. He stated that the doubles could be built right away on existing sewer facilities. The balance of the area will require the new sewer facility.

In answer to a question concerning who would pay for the widening of Centerville Station Road along the park frontage, Mr. Abramovitz said he assumed it would be the City's responsibility, but also said in his opinion such widening would be unnecessary for a number of years because the presence of the park with no proposals for vehicular access from this direction would not generate any traffic; he pointed out also that such a park would be another step in the Park Board's efforts to obtain the entire Sugar Creek stream bed for a nature preserve.

It was noted that legislation is pending which would allow Residential Development Plans in R-3 and R-4 areas.

John Black, Glen Brier Place, one of the owners of the property, spoke in support of the Request.

Delbert Horne, 2215 Centerville Station Road, asked about the overall road pattern.

Ronald McSherry, Ambridge Road, asked if Centerville had access to any professional planning personnel and was advised that the budget will allow approximately 25 man days of a planner's time over the next year. He said he felt that apartments are being proposed faster than Centerville can absorb them and that some of the proposals are really a land holding operation.

Lowell V. Larsen, 2510 Centerville Station Road, objected to the proposal as a dispersion of high-density use to the outer-limits of the Community.

Mr. Horne identified himself as being opposed to the Request.

James Magin, 4557 Moss Oak Trail, Bellbrook, said he was opposed because he felt the low-density areas were being squeezed by the high-density areas.

Jim Rubell, Wilmington Pike, asked what was going to happen between the eastern edge of the subject property and Wilmington Pike. He was advised that the strip is in Greene County and no one present had any specific information other than that the present zoning is residential.

Victor Casper, 2415 Centerville Station Road, said he felt it should be held to single family.

Stanley Swango, a member of the Black Oak Development Co., said they hadn't particularly wanted to put a 120' R-O-W through the property and asked if anyone in the room would be willing to buy a (single-family) house along it.

Mrs. Lake, Black Oak Drive, said she felt that if single-family homes could be sold along Bigger Road they could be sold along this proposed thoroughfare.

There being no one further to speak, discussion reverted to the Planning Commission.

Mr. Baker commented that he felt the Planning Commission should try to determine an overall density for the entire community as a basis for evaluating residential proposals.

Mr. Elliott commented that he was interested in the prospect of an area of "doubles" in Centerville. Mr. Wells commented that he planned to shortly propose legislation to allow condominiums in the R-2 zone.

Mr. Yeck, of the Park District, in answer to a request indicated that the park area as proposed would be acceptable to the Park District.

The Public Hearing was declared closed, action was scheduled for the June 28th Meeting.

8. On Motion of Mr. Elliott, seconded by Mr. Baker it was unanimously reported to Council that the proposal of R.B. Pavlak, 4361 Plantation Trail, Bellbrook to develop 33+ acres identified as Walnut Hills Estates, in accordance with a Residential Development Plan, as illustrated on a Preliminary Plan dated 5/24/71 is consistent with the Comprehensive Plan, both existing and currently proposed.

This proposal which is part of a multi-use complex running into Greene County had been discussed at previous Meetings. The Request was made because the terrain of the property is such that variable lot sizes and shapes would enhance its development. Some 48 single-family lots are proposed on the 33 acres in Centerville making the average size well above the 20,000 sq.ft. minimum required in an R-1 zone though some lots will be less than that size. As requested by the Planning Commission, Mr. Pavlak had revised his original proposal to provide a possible future access to this area from Centerville.

Mr. Pavlak also proposes to dedicate some 1 1/2 acres to the Park District for a mini-neighborhood recreation park, about 1/3 of which lies in Green County.

Mr. Yeck said this was smaller than Park District standards and they felt should be eliminated, but that if the Commission and Council felt such a park would be desirable the Park District would accept title and assume maintenance.

Mr. Yeck indicated, both verbally and by reference to a letter he had written that he called attention to the Park Districts great desire to acquire the Sugar Creek stream bed and immediate environs, a portion of which cuts across the south western corner of this area. He suggested that a dedication of this land, in whole or in part instead of the small recreation area, would better serve the interests of the community. He indicated the Park Board would be interested in discussing purchasing such creek property and he specifically asked that the lots drawn up for sale not extend down the steep slope toward the Creek.

Mr. Pavlak was unwilling to consider this alternative. He said he considered the lots abutting the creek to be the prime ones in the area; he noted that he intended to retain title and access to the creek himself though the request lots would go some way down the slope.

It was the consensus of the Commission that it would be desirable to continue to explore possible ways of obtaining this portion of the Sugar Creek Valley for public open space.

9. Z-71-5, 6, 7 A Motion of Mrs. Loemker, seconded by Mr. Elliott to approve the 3 Requests of the Springmont Company to re-zone 149.4+ Acres on the east side of Bigger Road between I-675 and Alex-Bell, from Township R-3 and R-4 to Centerville R-3, R-4 and E-C failed to pass, Messers Baker, Davis, and Wells voting against.

In support of her motion, Mrs. Loemker said that this proposal offered the City of Centerville an unusual opportunity in several ways:

1. To obtain tax-bonus development in an area where proposed high density use is imminent by suitable and where it generated no controversy from surrounding property owners.
2. To work with a local highly respected builder (Huber Homes) who does not "build and get out" but who has demonstrated long-term interest in his holdings with high-level maintenance and management practices; and
3. To give a trial to condominiums as a way of achieving "ownership" responsibility in a community involving multi-family construction.

In support of his vote against the proposal, Mr. Wells said he felt the residential densities proposed were just too high.

10. Paul Rodenbeck, Consulting Engineer, 2701 Far Hills, Joseph Rippe and Norman Reese, developers, Cincinnati, were present to discuss a re-zoning request they plan on 67+ acres owned by the R & R Investment Company (Mr. Rippe and Mr. Reese) located west of Wilmington Pike, south of I-675 in a horseshoe pattern around the site of the proposed St. Francis Church on Wilmington Pike.

It is their proposal to develop business property on either side of the Church fronting on Wilmington, then build each business use an E-C section for such things as offices and banks, the balance of the site for R-2 single-family residential. They propose to dedicate a 5 acre tract for a public park and reduce the lot size to 12,500 sq.ft. They indicated they expected the resultant homes to sell for \$30,000 - \$45,000.00.

The developers were advised that the park as illustrated would be unacceptable because it had inadequate public access. They were also advised that the Planning Commission would prefer not to have the business use continue south of the church property, and it was suggested that the area north of the church could be enlarged.

Mrs. Loemker stated as her opinion that this site, so very close not only to the Interstate but also to one of its interchanges, could be more advantageously used than for detached single-family housing. It was noted that Master Plan proposals call for industrial - office - highway use.

As the result of previous discussions, the current proposal depicted an extension of Clyo Road and Mr. Rippe, who identified himself as President of The Southern Ohio Bank, said they could probably arrange to buy any bonds the City needed to issue to finance its portion of Clyo's construction.

11. On Motion of Mr. Davis, seconded by Mr. Elliott, it was found by a 4 to 1 vote that the Preliminary Plan of Hewitt Farms, a multi-family proposal of Kostic Construction Co. on a 23.2+ Acres of an E-C district west of Bigger Road south of the Kettering Corporation line, would not substantially adversely affect the public health, safety, morals and general welfare of the City of Centerville. Mr. Baker voted against the findings.

There being no further business, the Meeting was adjourned. A Special Meeting was scheduled for June 16th at 8:00.. Next Regular Meeting is June 28 at 7:30.

Marion Loemker,  
Secretary