

CENTERVILLE PLANNING COMMISSION

Regular Meeting

The Regular Meeting of the Centerville Planning Commission was held on June 28, 1971. In attendance were Bruce Baker, John Davis, Nevin Elliott and Elmer Tate. In the absence of Chairman Harold Wells, Vice Chairman Tate conducted the Meeting.

On motion of Mr. Davis, seconded by Mr. Baker, the Minutes of the June 16, 1971 Meeting were unanimously approved.

1. (V-71-7) A Public Hearing was held on a request from The Centerville Inn, 101 W. Franklin Street, for a variance from the 15' set-back requirement for the erection of a sign.

Mr. Schumocher of the Inn appeared to support the Request. He pointed out that the building immediately to the east has a canopy with their sign on top; this would obscure any sign he could put up which would conform to the ordinance. He described the proposed sign as being a large copy of the existing small sign which is of Early American design.

In discussion it was noted that the cited sign next door had been permitted because the building, which predates the Zoning Ordinance is built out to the property line and the sign is on the roof making a set-back requirement impossible to meet.

No one appeared in opposition to the Request. On Motion of Mr. Davis, seconded by Mr. Elliott, it was unanimously voted to approve this Request for Variance on the condition that the sign not extend beyond the R-O-W line for W. Franklin Street.

2. (V-71-9) A Public Hearing was held on a Request from R. Edwin and Antoinette M. Alexander, presently residing at 38 Blackstone for a 16' variance from the 50' set-back requirement for a house being built by them at 7601 East Von Dette Circle (Lot 42, Dorver Estates).

Mr. Alexander appeared in support of his Request. He explained that the lot in question had street frontage on 3 sides and that to meet the required 50' set-back on all 3 sides would place the house in such a way that it would be unattractively out of line with neighboring properties creating an 80' front yard and a 15' back yard. Specifically.

No one appeared in opposition to the Request.

On Motion of Mr. Elliott, seconded by Mr. Davis, this Request for a 16' variance from the 50' set-back requirement as shown on sketches accompanying the application was unanimously approved.

It being not yet 8:30, the time established for the 3rd Public Hearing, the Commission proceeded to other items on the Agenda in the interim.

3. (Z-71-8,10 & 11) It was not possible to take action on these Requests because only 4 members were present; action on re-zoning requests requires at least 5 members present and voting.

4. (V-71-10) A Public Hearing was scheduled for the July 26, 1971 Meeting at 7:30 P.M. on a request from the Bonded Oil Company for a variance from the 60' set-back requirement for a sign at their service station on State Route 48 and Spring Valley Road.

5. (V-71-11) It being 8:30, the Public Hearing was held on this request from Shakey's Pizza Parlor for a variance from the 160' set-back requirement for a sign to be erected by them on a restaurant at 6090 Far Hills Avenue.

Mr. H.K. Fender appeared on behalf of Shakey's, presenting new sketches to conform with a suggestion previously made by the Planning Commission to relocate the sign away from North Village Drive.

No one appeared in opposition to the Request.

On Motion of Mr. Baker, seconded by Mr. Tate this Request for Variance to permit the erection of a sign set-back 145' instead of 160' from the right-of-way of State Route 48 was unanimously approved.

6. Mr. Joe Rippe and subsequently Mr. Paul Rodenbeck, appeared before the Commission to continue discussion of a proposed Multi-Use development for property located to the west of Wilmington Pike south of Interstate 675.

The revised proposals relocated and enlarged the park area in accordance with Park Board suggestions, and increased widths of certain proposed streets in line with current Master Plan thinking. Mr. Rippe indicated these revisions had cost them some 25 ± single-family lots.

The new proposal added a small (50/60 unit) multi-family section in what previously was the park site designed to act as a transition use between the commercial areas abutting Wilmington Pike and the single-family use.

Mr. Baker questioned the desirability of any multi-family areas but it appeared to be the consensus of the Commission that a multi-family section would not be inappropriate in this location. It was however, suggested that the economic feasibility of office use be evaluated as a possible alternate suitable as a transition use between business and single-family residential. It was pointed out that there is a proposal for a large-scale multi-family development immediately across Wilmington Pike (Green County).

Mr. Rippe stated that it is the present intention of R & R Development to retain ownership as investment property of all the land not sold for single-family use.

The Planning Commission's desire for landscaped buffering between multi-family and single-family uses was called to the attention of the developers.

It was the consensus of the Commission that the proposal was suitable for a formal re-zoning application with an accompanying request for Conditional Use.

7. (V-71-8) The Request of The Arco Company for a variance to permit retention of their existing sign at the building line on their service station at 63 South Main Street was discussed.

It should be noted that though a public hearing was scheduled for May 24, 1971, it was not held because no one appeared in behalf of The Arco Company. There was a representation at tonight's Meeting, but a formal hearing with proper notices had not been called.

In discussion it was suggested that the sign be mounted as a "flag" extending into the property. The Representative noted that it was already off center, contrary to their normal procedure. He also pointed out that the sign has been in its present position since 1949.

8. The final Record Plan of Section 1 of Black Oak Estates V was reviewed. It was noted that the Engineer's Report did not accompany the developers drawings. The Commission was informed that the Engineer's office was behind in its paper work due to Mr. Williams illness but they did expect to complete a favorable report prior to the next Council Meeting. Questions had been raised concerning drainage facilities, specifically the adequacy of the catch basins, and the developer is restudying these in line with the City's questions.

The Record Plan shows sidewalks on the south side of Ambridge Road and the west side of Rambler but none on John Elwood Drive. The Commission indicated it would be willing to waive the requirements for sidewalks on one side of these streets but not on both sides, therefore the developer was asked to provide a sidewalk on the west side of John Elwood Drive; it was deemed acceptable to have no sidewalks on the cul-de-sacs.

On Motion of Mr. Davis, seconded by Mr. Elliott, the final Record Plan of Black Oak V, Section 1 was unanimously approved subject to a favorable report from the City Engineer, the provision of adequate Bond and Inspection Fee and the Provision of a sidewalk on the west side of John Elwood Drive.

9. A Representative from the Gold Circle Discount Stores, Mr. Roland Eichner, appeared to discuss their request for approval to construct a gasoline dispensing facility in the store's parking lot near the corner of Alex-Bell and Loop Road.

The facility was described as a shelter and pumps with no automotive service other than gasoline available. It would be faced into the lot, screened from the road with only sign(s) visible from outside the lot. Four architectural renderings were presented for the Commissions reaction. It was noted that a similar request was being made for the Kettering Store and that it was hoped installation of the two facilities could be coordinated under one construction contract.

The applicant was advised that at the moment such facilities were not allowed in a B-3 zone and that though an amendment to allow this type of use is being discussed, at this time the Commission felt they could not formally review such a proposal.

There being no further formal business on the Agenda, the Commission entered into discussion with Mr. Dale Bertsch, Director of the Miami Valley Regional Planning Commission about professional planning, assistance which would be available to Center-ville.

He described the types of services that were available indicating that a minimum continuing contract was \$2400. a year but that services were available on a per diem basis at a fee of \$100 per day construed to cover the services of 3 types of personnel professional, drafting and secretarial as a package and that they tried to be as flexible as possible in meeting a community's needs.

It was agreed that the Municipal Attorney should be requested to prepare a proposed contract for per diem services.

A work session in lieu of a tentatively scheduled public hearing was set for 8:30, Tuesday, July 20, with MVRPC personnel to review Master Plan proposals.

It was also agreed that Council should be requested to allocate as much money as possible for Planning Assistance.

There being no further business the Meeting was adjourned. Next Meeting set July 20th at 8:30 P.M.; next Regular Meeting July 26th at 7:30 P.M.

Respectfully submitted,

Marion W. Loemker
Secretary

Note: Mrs. Loemker was not present at this Meeting; Minutes prepared exclusively from tapes.