

Approved on corrected.
28 Aug 71.

CENTERVILLE PLANNING COMMISSION

Regular Meeting

August 31, 1971

The regular meeting of the Centerville Planning Commission was held on August 31, 1971. In attendance were Harold Wells, Chairman, Elmer Tate, Nevin Elliott, Bruce Baker, Robert Ackerman, Gary Maxton, and Act. City Manager James Smith.

On a motion by Mr. Baker, seconded by Mr. Elliott, the minutes of the July 26 meeting were approved. On a motion by Mr. Elliott, seconded by Mr. Baker, the minutes of the August 10 meeting were approved.

1 - (Z-71-12) A public hearing was held concerning a request from the Sun Oil Co. for rezoning of part lots number 1 & 2 of the Benj. Robbins plat located at the southwest corner of the intersection of Main and Franklin Streets from the present B-1 classification to B-2 classification to permit the erection of a gasoline service station.

Mr. Robert Womsley, Attorney, appeared for the applicant and stated the nature of the request. He was followed by Mr. Jack Snyder, 5559 Forest Bend Rd., Centerville, Ohio, a marketing specialist for Sun Oil Co.

Mr. Snyder stated that Sun Oil Co. would erect a building similar in appearance to existing Sunoco Stations in the Montgomery County area which had won awards for their design. Mr. Snyder distributed photographs of existing service stations after which this one would be patterned. It was mentioned that the proposed station would be similar to the one located at Whipp Rd. and Rt. 48. He also advised that the station would be fenced on the south and west lot lines. It was indicated that Sun Oil would give ten feet of right-of-way to the State on S. Main St. for roadway. He was questioned about giving an equal amount on W. Franklin St. and indicated that this had not been considered by the company but could probably be done. He stated that a dedication on W. Franklin St. would involve further engineering by the company.

In response to a question by a member of the Commission, Mr. Snyder stated that the station would be expected to pump 50 to 60 thousand gallons of gasoline per month, about two times the national average and equal to some of the other better stations in Centerville. He stated that the Shell Station across the street was pumping about this amount. He estimated that the area served by this station would approximately double in the next few years and that it would support the filling station.

There was no reaction from the audience either pro or con when comments were asked by the Chairman.

The Commission, after further discussion, deferred any decision on this application to give time for further study and consideration until the next regular meeting, September 28, 1971. }

2 - (Z-71-13) A public hearing was held on a request from the R & R Development Company, Cincinnati, Ohio to rezone 4.467 acres of land from Washington Township zoning classification R-4 to Centerville classification B-1. This is a part of a larger request of 82 plus acres located along Wilming-

ton Pike for varying zoning classifications and involves requests numbered Z-71-13/14/15/16 and C-71-3, a request for conditional use of 63 acres as a part of this same request. The various requests were considered as a whole by the Commission.

Mr. Joseph Rippe, Norman Ries and Paul Rodenbeck appeared for the developers. Mr. Rippe explained that 63.443 acres was being requested rezoned Centerville R-2 from Washington Twp. r-4. This is to contain single family homes on lot sizes larger than 15,000 square Feet as required by R-2 zoning. A park of five acres is to be located in the southwest corner of the development. The land will be transversed by the proposed extension of Clyo Rd. which will have a 72 foot right-of-way through the area.

There is also a proposal to rezone 7.191 acres in the northeast area to Centerville R-3, rezone 7.052 acres at the northeast corner along Wilmington Pike to B-2 and 4.468 acres at the southeast corner to B-1 zoning. The R-3 area will contain 50 apartments, the B-2 area will have two gasoline service stations at the intersection of Clyo Rd. and Wilmington Pike as well as other commercial businesses.

Mr. William Yeck appeared in opposition to the requested rezoning to R-2 of the 63 acres stating that when the area was annexed from Washington Twp. the majority of people wanted R-1 zoning with a density of 1.7 dwu's per acre; that the Park Board has gained approximately 100 acres of land from R-1 zoning at no cost and in other districts the Park Board has paid for land. He recommended no reduction in the zoning from R-1.

Mr. Charles Taylor, another member of the Park Board, expressed a disapproval of this type zoning change in that it represents a lowering of values in the area which would logically lead to further requests of a similar nature and a consequent degrading of the area and a threat to the open space system. In that a precedent will be set. Mr. Taylor, then speaking as a private citizen, commented that Clyo Rd. with a proposed 72 foot right-of-way would be heavily travelled with residents on the road becoming unhappy and requesting future zoning changes.

Reference was made by the Planning Commission to enlarging the park area to include seven lots on the east side of the proposed park area. The developer agreed to put not more than 126 lots in the remaining area less the seven lots in question which would yield an average lot size of 15,000 sq. ft. Mr. Wells suggested binding the developer to a maximum number of lots to 126 in the area and increasing the park area.

Mr. Bodiac and Mr. Koverman appeared on behalf of St. Francis Church which has property penetrating the land under consideration. Their only access is off Wilmington Pike and they requested that consideration be given by the developer to provide a means of access from another point as well. Planning Commission's opinion was that there should be another access as other developers had been requested to provide further access to and from their properties.

The public hearing being complete, the Planning Commission made the following recommendations to the City Council:

Z-71-13. Mr. Maxton moved, seconded by Mr. Tate, that this application to rezone 4.467 acres from Washington Twp. R-4 to Centerville classification B-1 be approved. This motion resulted in unanimous approval.

Z-71-14. Mr. Maxton moved, seconded by Mr. Baker, to approve the request to rezone 63.423 acres from Washington Twp R-4 to Centerville R-2 with the stipulation that the developer must be legally bound by Council to a maximum of 126 lots for single family development. This received unanimous approval.

Z-71-15. Mr. Tate moved, seconded by Mr. Elliott, that this application be approved to rezone 7.220 acres from Washington Township R-4 classification to Centerville B-2 classification. Mr. Maxton commented that this area ~~should be B-1 rather than B-2 or the~~ or that a part should be B-2 and a part be B-1. A roll call resulted in four ayes favoring the motion and two nays. Mr. Tate, Wells, Ackerman and Elliott favored the motion with Mr. Maxton and Baker voting against. This resulted in no definite recommendation to Council to rezone and it was suggested that Council might refer this matter back to Planning Commission for further discussion. *Mr. Maxton consulted the alone.*

Z-71-16. This is a request to rezone 7.371 acres from Washington Twp. R-4 classification to Centerville R-3 to permit the construction of apartment units. The land lies in the north portion of the development and is planned to have two seven unit and two eighteen unit buildings for a total of 50 units. Mr. Baker questioned the advisability of having an R-3 district next to an R-2 and thought it could as well have been zoned R-2. The developer stated they did not originally request R-3 for this area, that the park had originally been placed in the proposed R-2 area and the R-3 is intended as a buffer against the R-2. Mr. Maxton also disagreed with the R-3 proposal and suggested it should be R-2.

Mr. Maxton moved that this request be denied, Mr. Baker seconding. A roll call resulted in three voted favoring, Mr. Maxton, Baker and Ackerman; three votes opposing, Mr. Tate, Elliott and Wells. This results in the request going to Council without a definite recommendation.

C-71-3. No action was taken on this request for a conditional use of the 63 acres requested R-2 but the Planning Commission wanted to notify the Council the developer was requested to return to the Planning Commission with a plan to increase the park size and also permit added access into the church area from other than Wilmington Pike, Mr. Bodiac and Mr. Koverman having appeared on behalf of St. Francis Church requesting additional access be provided. Mr. Rippe suggested the church could purchase a lot for access purposes. Planning Commission suggested the developers and the Park Board work together to develop a satisfactory plan for enlarging the park area and the developer provide access to other areas in the total development.

~~3-21-~~Z-71-12. This is a request for a variance of building setback requirements for an outbuilding requested by Haverstick Builders in the Terrace Villa Subdivision. A public hearing was set for 7:30 P.M. September 28, 1971 before the Planning Commission.

4 - Greenbrier Commons. This was a request for approval of preliminary plans of a site layout for a development at Clio Road and Alexanderville-Bellbrook Road in the northeast corner, an area previously zoned E.C. Mr. Robert Archdeacon of Ralph Woolpert Engineering Company, presented the project for the developer. It is planned to be a 144 unit multi-family complex giving 12.1 dwelling units per gross acre. There are to be no dedicated streets in the area. Entrance to the area will be from Alexanderville-Bellbrook Road east of the crest of the hill that is east of Clio Road. There is to be thirty-two one-bedroom units, thirty-two two-bedroom townhouses and twenty three-bedroom townhouses in the original plan. There will be a two-to-one parking ratio. The 144 units requested are to be charged against the total allowance of 400 units, as per previous agreement with Council, in the entire development. There are 11.87 acres planned for development in

this initial phase.

The Planning Commission Chairman expressed concern about streets leading in to the development. The original plan presented did not show a street leading in from Alex-Bell Rd. There is to be an access road with a median strip. The streets are to have a fifty foot radius to accommodate fire equipment and other large vehicles. The developer is the Realcom Company, Columbus, Ohio and the owner of the land is Ralph Woodley.

The architectural plan will be developed at a later date. Landscape and engineering plans will follow approval of the preliminary plans. There is no park land set aside with the recreational uses to be provided by the developer in conjunction with the various phases of the over-all development. The plan presented was to be revised to provide for the full development of the access roads to be provided under the E.C.zoning.

Mr. Baker indicated that 400 units of multi-family units in this area was too many and should be lowered. The Commission felt that the 400 units had been previously agreed upon by the Council and that the developer was acting within the spirit of the agreement. The merit of undedicated versus dedicated streets was briefly discussed but no changes were made in this respect. In response to a question to Mr. Wells as to possible basis for refusal by the Planning Commission, there was brief reference to the health, safety and welfare of the community if the proposal violated any of these norms.

Mr. Elliott moved, seconded by Mr. Tate, to accept the revised preliminary plans of Greenbrier Commons, as revised and dated at this meeting. This motion resulted in four ayes by Mr. Elliott, Tate, Ackerman and Wells with Mr. Baker and Maxton voting against.

5 - Black Oak Four, Section 1. This was a request for approval of preliminary plans for development of an area south of the Weller holdings and bounded on three sides by the Black Oak Development Co. Concern was expressed by the Commission about the requirement for sidewalks in the development. The Commission ruled that a sidewalk should be placed on the south side of the proposed extension of Black Oak Dr. to Clyo Rd. It was later found that the present sidewalk on Black Oak Dr. is on the north side of the street so the Planning Commission may want to reconsider this requirement. The creek at the north end of the development is to be left open. It is on the property line of the lots involved. The streets are to have a right-of-way width of fifty feet. The Planning Commission commented that Clyo Road was to be 72 feet right-of-way in this area rather than the 120 feet which implies a six lane roadway at some time in the future. It was agreed that the sidewalk requirements not be waived in the future and an engineering opinion was requested as to the criteria for sidewalks in a long cul-de-sac.

On a motion by Mr. Wells, seconded by Mr. Maxton to approve the preliminary plans of Black Oak Four, Section 1, a roll call resulted in unanimous approval.

6 - Rose Estates, Section 2. The City Engineer had not had the opportunity to approve the plans submitted to the Planning Commission of this proposal. The lot sizes in the development are 17,500 square feet with $12\frac{1}{2}$ acres having been given for park purposes. All streets are cul-de-sacs with no sidewalks

required.

Mr. Rose, the developer, requested an opinion from the Plan Comm. in regard to the necessity for installing concrete driveway aprons from the back of the curb to one foot beyond the property line on lots where no sidewalks are required and the balance of the driveway is to be blacktop. He was advised that this is a requirement of the City's Street Specs. and a waiver would need to be sought from Council.

Mr. Elliott moved, Mr. Baker seconded a motion to approve the plans subject to engineering approval. The motion passed unanimously.

7 - The Woods. This is a development located on Bigger Road on the west side, immediately south of proposed I-675. The Plan Comm. was being asked for final approval, subject to the City Engineer's approval. The County Commission had approved the sanitary sewer and water plans. The present request was for approval of the site plans and landscape plan.

There are 264 units of multi-family involved in this project. The developer is Haverstick Builders.

The developer requested preliminary approval of the plan subject to further Plan Commission review between the present time and Sept. 14, 71. If the City Engineer or any member of the Commission questions any aspect of the plans presented, the developer will be present at the meeting of the 14th to make any revisions. Approval of this date will be subject to a more detailed review of the plans. It should be noted that the plans presented had not been examined by the members of the Commission prior to this meeting. The Comm. retained the right to correct any error found prior to the Sept. 14 meeting. The City Engr. will confer with the developer in regard to the deceleration lane on Bigger Rd. as well as some drainage questions he had. There will be no dedicated streets in this development.

The question arose as to possible liability of the Plan Comm. by granting preliminary approval subject to final approval and Mr. Wells stated that there was no liability incurred by this action.

There was no action taken at this time, final action will be taken at the Sept. 14, 71 meeting. (work session)

8 - Hewitt Farms. This development is located on Bigger Rd. north of the proposed I-675 extending to the Centerville corp. line south of Hewitt Rd. Developer is Haverstick. There were insufficient plans available for each member and the Engr. (Woolpert) is to supply more. There are no dedicated streets in this development. As in the Woods development above, final approval will be given Sept. 14, 71.

The meeting was adjourned at approximately 12:30 AM.

James Smith