

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

September 28, 1971

*Sept. 28, 71*

*Approved  
30 Nov, 71*

The regular meeting of the Planning Commission was held on September 28, 1971 at 7:30 P.M. Members attending were Harold Wells, Chairman, Nevin Elliott, Robert Ackerman, Bruce Baker, John Davis, Gary Maxton, Elmer Tate and Acting City Manager James Smith.

Chairman Wells asked for corrections or additions to the minutes of the meeting of Aug. 31, 1971. Mr. Maxton stated that one of his statements had been quoted incorrectly and should be corrected to read, 'Mr. Maxton commented that a part should be B-2 and a part B-1'. Mr. Baker moved that the minutes of the August 31, 71 meeting be approved as amended, seconded by Mr. Maxton. The motion passed unanimously with Mr. Davis abstaining.

Mr. Davis moved that the minutes of the special meeting of September 14, 1971 be approved with Mr. Ackerman seconding. The motion passed unanimously.

V-71-12 This was a request for a variance by Haverstick Builders, represented by Mr. Robt. Archdeacon, Woolpert Engineering, concerning the location for a building used as a garage in the Wythe Parish, Terrace Villa Plat. No one appeared in opposition to the request. Mr. Wells read a letter from Mr. Nash Walters, 87 Lyons Dr. expressing the opinion that Wythe Parish Dr. be extended into N. Main St. without delay due to the traffic situation existing at Main and Ridgeway. He related further that additional traffic lights on N. Main St. were matters needing immediate attention.

Mr. Maxton moved, seconded by Mr. Elliott, that this request for a variance be granted. Motion passed unanimously.

Z-71-2/ Z-71-11 Black Oak developers were again before the Plan Commission in regard to Black Oak 5. The specific area in contention is the north/south roadway through the development which joins the roadway proposed through the Paul Lapp application directly to the north.

Planning Commission requested the City Engineer to study the situation and report the feasibility of extending this proposed roadway through the Park area into Centerville-Station Road and also requested an opinion from TCC and MVRPC.

Planning Commission also suggested we co-operate with the Bellbrook Plan Commission in regard to their long range plans for Wilmington Pike south of Rt. 725. It was also suggested that the City Engineer advise on pertinent factors of a 102 foot right-of-way as opposed to a 72 foot r/w through this area of the proposed road.

Mr. Davis suggested a work session with Bellbrook Plan Comm. so a direction could be established in this area cooperatively. A work session is scheduled for Oct. 19, 71 on this matter. (Jack Jenson, TCC Director, will be here)

Z-71-12 Request by Sun Oil for rezoning of the southwest corner of Main and Franklin Streets from B-1 to B-2. Questions concerning grade, retaining walls, and buffer or fence were explained by Mr. Ferini, a representative from Cincinnati. Mr. Davis questioned the Planning Commission's obligations to existing stations in Centerville in light of the stations presently empty and one being torn down. Mr. Brown, Sun Oil Real Estate Department, stated his planners estimate 50,000 population in the next 10 years.

Mr. Maxton moved that zoning request A-71-12, a request from the Sun Oil Company for rezoning of part lots #1 and #2 of the Benjamin Robins Plat located at the southwest corner of the intersection of Main and Franklin Streets under the present B-1 classification to B-2 classification, be denied, seconded by Mr. Baker. Mr. Maxton, Mr. Baker, and Mr. Davis voted in favor of the motion. Mr. Wells, Mr. Elliott, Mr. Ackerman, and Mr. Tate were opposed to the motion. This results in no firm recommendation to Council to rezone, ~~recommends denial~~ since it takes five members approving to recommend a rezone ~~motion~~. The applicant stated they would appeal to Council. <sup>12/4</sup>

Mr. Wells explained that since the Planning Commission normally starts its operation in June, that election of Chairman, Vice Chairman, and Secretary would be from now until June, 1972.

Mr. Davis nominated Mr. Wells for the position of Chairman of the Planning Commission, seconded by Mr. Tate. Mr. Elliott moved the nominations be closed, seconded by Mr. Maxton. All were in favor with the exception of Mr. Wells who abstained.

Mr. Maxton nominated Mr. Baker for the position of Vice Chairman, seconded by Mr. Ackerman. Mr. Tate moved the nominations be closed, seconded by Mr. Maxton. All were in favor with the exception of Mr. Baker who abstained.

Mr. Elliott nominated Mr. Tate for the position of Secretary, seconded by Mr. Baker. Mr. Davis moved the nominations be closed, seconded by Mr. Ackerman. All were in favor with the exception of Mr. Tate who abstained.

Greenbrier Commons- A request for approval of the preliminary plan for development on E. Alex-Bell Road, east of Cloyo Road and west of Bigger Road, north side is E.C. District, to be 144 units total, 12 units per acre in 11.87 acres. This is a partial development. The Planning Commission suggested a deceleration lane on Alex-Bell Road and hoped for an acceleration lane when further development occurs. Mr. Robert Archdeacon stated all streets in the development will be privately owned.

Mr. Tate moved to approve 11.87 acres, section #1 of Greenbrier Commons, located north of Alex-Bell Road, east of Cloyo Road extension, with the finding by the Planning Commission that the public health, safety, morals and general welfare of the City will not be substantially adversely affected by the establishment of the use on the tract of land proposed for that purpose, and that the Commission has recommended to the owner or owners of the tract of land proposed for such use that they obtain the information required under Section 20G of the Zoning Ordinance of 1961.

Mr. Tate, Mr. Ackerman, Mr. Davis, Mr. Elliott, and Mr. Wells voted in favor of the motion. Mr. Baker and Mr. Maxton opposed. A Zoning Certificate will be issued.

PO-71-1 The Planning Commission considered an ordinance to require all places selling liquor by the glass to come to the Planning Commission under conditional use requirements.

Mr. Maxton moved that PO-71-1 dated September 28, 1971 be recommended to Council that this ordinance be adopted, seconded by Mr. Baker. The Planning Commission members voted unanimously in favor of the motion.

PO-71-5 An Ordinance to establish amended requirements and procedures for Business and E.C. Districts. It was recommended by the Planning Commission to Council, however, Council was concerned that the shopping center district itself regulations were not adequate. Mr. Wells explained this proposed ordinance to the Planning Commission members.

A Public Hearing was set for October 12, 1971 at 8:00 P.M.

V-71-13 A request for a variance for the establishment of a Swim Club in Zengel Plat was requested by Jim Greenlee, Vice President of the Pleasant Hill Swim Club. Mr. Wells stated that the Planning Commission could do this in stages by granting the variance provided and that the club provide development plans as they go on due to financial problems in this type of project.

Public Hearing was set for October 12, 1971 at 8:00 P.M.

Z-71-17 A request from Inland Systems, Springfield, Ohio, to rezone 52.654 acres on the north side of E. Alex-Bell Road, and approximately 40' east of Loop Road to E.C. and B-1 from Centerville R-1. Mr. Robert Archdeacon represented Inland Systems.

Public Hearing was set for October 12, 1971 at 8:30 P.M.

Gregory Estates - Mr. R. Kronenberger, a realtor, submitted plan for development of 5 lots on Centerville Station Road. Upon studying his plan, it was discovered that proposed Wilmington Pike extension will pass through his land. The Planning Commission suggested to the developer that he attend the scheduled meeting with Black Oak on October 19, 1971 to see how this might affect his property.

Mr. Wells read a letter signed by Bill Yeck, from both park districts regarding 2.5 acres of land which is the northern arm of Gregory Estates. He states the Master Plan shows this as a future park area. It is their desire to connect the two Black Oak Parks through the 2½ acre northern arm of the subdivision. The connection could possibly be in the form of a donation of land, a permanent easement, or the purchase of a portion of this northern arm by the park district. The area is rough and wooded and would make a desirable addition to Black Oak open-space reserve.

The Planning Commission considered a curb cut by Goldmans into S. Main Street into the proposed Sandy's and Cassano's Pizza House to be placed at the north edge of the property. The proposed cut appears to be on the side of the slope near the hill crest and is a very dangerous position. The Planning Commission deferred any action until further exploration by the City toward using the present drive into Goldmans at the north end of their lot is suggested to the developers.

V-71-14 A request for a sign variance by the Revere Village Apartments on S. Main Street, north of Spring Valley Road. Sign is to be approximately 4' x 8', plywood.

A Public Hearing was set for October 12, 1971 at 8:30 P.M.

The Planning Commission is also going to check on a Village South sign located on Far Hills Avenue for a possible violation.

Rippe Property - Act. City Manager James Smith showed Mr. Rippe's revised plan and explained the only thing taken out of it was the R-3 district and the whole thing is now R-2.

Mr. Davis suggested that Mr. Rippe be advised that more than likely, anything north of Clio Road will not be approved for anything other than commercial.

Public Hearing set for October 12, 1971 at 8:30 P.M.

Chairman Wells advised there will be a Public Hearing held on October 26, 1971 at Tower Heights School for Master Plan Presentation.

Mr. Davis read a policy statement that is now before Council. "The Council is of the opinion that all future rezoning requests involving land situated between proposed Interstate #675 and S.R. #725 should conform to the proposed use of said area set for it in the proposed Master Plan. Council is of the opinion that these proposed uses are in the best interests of the City of Centerville and therefore request that all future proposed zoning changes conform to the proposed Master Plan uses. Proposed zoning changes not in conformance with this request may not receive favorable Council action."

PO-71-6 Chairman Wells set proposed ordinance on architectural preservation for October 12, 1971 at 9:00 P.M.

The meeting was adjourned by Chairman Wells.

Sue Link