

approved 10/26/70

PLANNING COMMISSION MEETING

Centerville, Ohio

A Special Meeting of the Centerville Planning Commission was held on October 14, 1970. In attendance were Bruce Baker, John Butler, Nevin Elliott, Marion Loemker, Elmer Tate, Harold Wells, and City Engineer Frank Williams. City Manager John Griffin was in attendance during the latter part of the Meeting.

The Meeting was called to order by Vice-Chairman Elmer Tate who explained that it was necessary to depart from the prepared Agenda to elect a new Chairman. Mr. Wells resignation from the City Council had resulted in the automatic termination of his membership on the Planning Commission. He was subsequently appointed to the Planning Commission by special ordinance to fill the vacancy left by Willis Creamer's resignation.

On motion of Mr. Butler, seconded by Mr. Baker, Mr. Wells was unanimously re-elected to the position of Chairman.

It was noted that Council ^{will} designate a new representative to the Commission as soon as possible.

Approval of the Minutes of the September 28, 1970 Meeting was postponed.

1. The Public Hearing which was scheduled on a Variance (V-70-8) Request by the First National Bank of Centerville was canceled at the request of Mr. Carroll Grause, Assistant Vice-President, who appeared and advised the Commission, the Bank had redesigned their signs to conform to the ordinance.

2. A Public Hearing was held on a Request from Myrna Ryan, President, Oak Creek Nursery School, Inc., for a Conditional Use (C-70-2) as a nursery school for the property located at 132 South Main Street.

Mrs. Ryan was present. Attorney James J. Gilvary spoke on her behalf. It was noted that the school program would consist of both morning and afternoon sessions for children of 3 to 5 years of age with not more than 23 children in any one session; most of the children are transported by bus with currently only 4 to 5 individual arrivals. It was further noted that the property meets most of the ordinance requirements for such use including land area and floor area minimums per child and provision for parking; the exceptions are: (a) set back distance on the south side of the property (it was noted that the property to the south is the same owner); (b) there is a 3-foot instead of a 4 foot fence around the play area; and (c) the 6' x 6' planting screen is not there, though it was noted that there is some natural screening the depth of the lot would, in their opinion, make any move unnecessary.

Mr. Gilvary also stated there were no signs at the moment but there might be one in time posted flat on the house. It was noted that the nursery school is currently in operation.

Mrs. Marion Adair, a staff-associate for Day-Care Planning with the Montgomery and Green County Health and Welfare Planning Council appeared to support the request citing the great need for day care facilities in this area.

The following persons, non-residents of the surrounding area, appeared to support the request:

- Mr. David Yonger, 435 Clareridge Lane
- Mr. James Spettle, 74 Waterford Drive

Letters of support were submitted from:

Mrs. Robert W. Falconer, 100 Bethel Road

Mrs. Cynthia N. Johnson, 338 Normandy Ridge Road

Mr. David Bernard, 35 Benzell Drive, a resident of the area said he did not believe such use would cause problems for the area.

Mr. R. Wheeler, 185 Broadripple Road, asked if this was a back-door entrance to B-1 Zoning and was assured that it was not.

Mrs. Madeline Szima asked for an explanation of the difference between the nursery school use and a home occupation. She expressed concern about the effect the steady use of the school driveway might have on neighboring residents trying to enter Route 48.

The general matter of traffic flow into and out of the property was the subject of questions by the Planning Commission. Mr. Gilvary indicated that there is sufficient room for mothers to drive all the way in, turn around, and drive out though as a practical matter they have not consistently been doing so - some stop on Route 48 in the curb lane and some pull into the driveway and back out.

The Planning Commission requested that a "development plan" sketch of the site showing existing screening and parking facilities and indicating a proposed traffic flow which would require turning around so as to re-enter Route 48 without backing into it, be submitted prior to Commission Action.

There being no one else to appear the Public Hearing was declared closed.

The Meeting was adjourned. Next Regular Meeting is October 26, 1970.

Respectfully submitted,

Marion Loemker