

approved 3/11/70

CENTERVILLE PLANNING COMMISSION

The regular meeting of the Centerville Planning Commission was held on February 24, 1970. In attendance were Harold Wells, Willis Creamer and Nevin Elliott, City Manager John Griffin and City Engineer Frank Williams.

Since the minutes of the February 18, 1970 meeting were submitted to the Commission at this time, action for approval or change of the minutes was deferred until the March 11, 1970 meeting.

Mr. Wells reminded the Commission members that he had handed out the revisions to the present Zoning Ordinance at the last meeting. He stated that he asked the Secretary to type out the revised Historical Preservation District Ordinance, which deletes the Historic Preservation Commission, and when the typing is done, to send copies to members to the Planning Commission.

Mr. Wells indicated that there was one item of unfinished business, pertaining to a request for a variation from the terms of the Zoning Ordinance at 110 Lyons Road. He stated that the applicant, Myrna L. Ryan, 144 Martha Avenue, had requested a variation, application for a variance, requesting use of a home in an R-1 District for a day nursery. On February 22nd, Mr. Wells said, Mrs. Ryan sent a letter, stating that she wanted to withdraw her request. Mr. Wells then read the letter from Mrs. Ryan. He then related that as far as the applicant is concerned, she has withdrawn her application for a variance, and, on that basis, the Commission will drop any further consideration of this request.

Mr. Wells then convened the Public Hearing concerning a request for a Conditional Use for a Residential Development Plan in R-1 zoning classification, as provided in Section 20, Figure 9, Ordinance # 15, Zoning Ordinance, dated December 11, 1961. This property is located at 1856 East Centerville Station Road, and will be known as Olde Station Estates. The area involved in the request is 20 acres, on the south side of Centerville Station Road, approximately 150' from the intersection of Southbury Drive and Centerville Station Road.

Mr. Wells then described the rules of conduct for the public hearing.

Mr. Bob Riordan, representing Senate Builders, then described his proposed residential development. He said that he was applying for use of his development with the full knowledge that he was utilizing the park developed by Black Oak Development Co. He related that he was not connected with Black Oak in any way. Mr. Riordan said that he was applying for a residential development plan and was keeping the minimum lot size at the requirement set forth in the ordinance at 17,500 sq. ft. The reason for this is to keep a consistent lot frontage and by varying the depth, can use the maximum number of lots consistent with the 17,500 sq. ft. average. Mr. Riordan said he would be getting 42 lots out of 20 acres, which meant the average lot size will be 17,559 sq. ft. The smallest lot 15,100 sq. ft. and the largest lot, 21,500 sq. ft.

He said that this was equitable because of protection of adjacent owners, that is, protection is a function of zoning. Mr. Riordan said there are 17 existing lots next to the westerly portion of his plat. The proposed lots are somewhat larger, Riordan stated, than the nearby Black Oak lots. He said that even though he was taking every advantage of the Zoning Ordinance, the lots were bigger than comparable ones in Black Oak, back to back.

No one else appeared in favor of the request.

The following appeared in opposition to the request. Mr. Dick Brainard, Black Oak Development Co., said that he was not really against the plat, but opposed the greater density going into this plat, against what he had put in his plat right next door. The density shown here is 2.1 lots per acre he said and next door we gave away park sites equal to the amount of land given up, or, we arrived at 1.6 lots per acre. We came out with 158 lots, although we could have gotten more, he said. Legally, Bob Riordan is right, Mr. Brainard said but we hope that the Commission will give us the same consideration that we gave to Centerville, when we gave away our park sites.

Mr. Wells said that this open space requirement is the subject of a zoning ordinance amendment and will be presented to Council for action.

Mr. Frank J. Harsacky, 1370 Fenway Court, said he would like to see park land zoning, however, he had to look out at houses that look similar at another area in Dayton with a lower property value. A resident of Brainard Woods Drive asked about sewage facilities.

The City Manager related that the plat was examined for the same purpose by the Sanitary Engineer, Gene Cronk. The northeast area, he related, was weak and perhaps should be sewerer differently meaning sewerer by gravity. There is capacity in the outlet area and the line capacity is good, but only a portion will be developed at a time Mr. Cronk reported. The area will go into Sugarcreek and the things look lively for this area, Cronk said.

Mr. Maynard Perry 1335 Carrilon Woods Drive, asked questions about the size of lot and cost of house and if they would compare with Black Oak.

Mr. Miller, Southbury Drive, asked Mr. Riordan about the price of house he proposed to build and Mr. Riordan replied that the cost would run about \$40,000., house and lot, and Mr. Riordan said he would begin late this year and finish in four years.

Mr. Elliott asked Mr. Brainard what the size of lot he built adjacent to the Riordan lots. Mr. Elliott asked Mr. Riordan where he picked up his increase in size of lot and Mr. Riordan answered that it occurred in the depth of the lot. The reference here is to the size of lot in Black Oak and the ones proposed in Olde Station Estates.

The City Manager reported that the Chairman of the Centerville-Washington Park District recommended a change in the ordinance that would cover such use of park land being used for another nearby plat. The School Superintendent, he reported, had no specific comment.

The Chairman then closed the public hearing and indicated that the Commission would discuss the proposal at the next regular meeting, March 31, 1970, and, at that time make a decision.

The next item on the agenda was a request for curb cuts from Bill Knapp of Michigan, Inc., through J.N. Haverstick & Sons, Kettering.

Mr. Joe Haverstick then described the proposal for construction of a new restaurant, located south of Village South and across from Bethany Lutheran Village. He then described the two curb cuts; one on Loop Road and one on Far Hills Avenue. Mr. Haverstick then showed pictures of the proposed restaurant and described the business as a family type restaurant. The Company proposed about 30 restaurants within 150 miles of Dayton. The outlets are very well run and managed, Mr. Haverstick said.

The Chairman asked how far the opening was north of Loop Road on Far Hills. Mr. Haverstick said about 200 feet. He said the other access was a private driveway really, from Loop Road. He stated further that he did not know of plans by the Davis interest to develop the corner of Loop Road and Far Hills. The Chairman reminded Mr. Haverstick that the curb cut ordinance provided only one curb cut on a lot frontage, thus the total "lot" north of Loop Road would be one lot and permitted only one curb cut.

The Commission discussed restricting turns into and out of the restaurant and Mr. Haverstick indicated that he had no plans to restrict turns.

The Chairman indicated that the problem would arise again on the corner of Loop and Far Hills. Mr. Haverstick could see permitting only one driveway, but was not restricting himself to that, since the tract was owned by Davis and he had no control over this aspect of the project. The Chairman then suggested that the Davis people be brought into the situation to study it properly and the Manager indicated this would be done with Mr. Haverstick.

The Chairman said that there were not enough people on the Commission to vote on the matter and he would suggest a Special Meeting on March 11 to consider this proposal.

The Commission then set the next meeting for March 11, and a decision would be made on the Knapp request at that time.

Also, the Chairman said that the ordinance revisions would be discussed on March 11 and then could be brought before Council at that time.

The Manager reminded the Commission that the review of the T.C.G. report on thoroughfares should be completed at the next meeting.

The Engineer reminded the Commission that the regulations on churches were not included in the Zoning Ordinance revisions. The Chairman indicated that this would be included at the March 11 discussion.

There being nothing further to come before the Commission, the meeting was adjourned.

John P. Griffin
Secretary pro-temp.