

approved 6/29/70

CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held on May 25, 1970. In attendance were Harold Wells, John Butler, Will Creamer, Marion Loemker, Elmer Tate, Nevin Elliott, Bruce Baker, City Manager-John Griffin and City Engineer-Frank Williams.

The Minutes of the May 20, 1970 meeting were approved.

1. A Public Hearing was held on a request by James P. McConnaughey and George Campbell to rezone 51.548 acres more or less from Washington Township R-4 and Centerville R-1 to Centerville R-3. Mr. Charles Black of the Woolpert Company presented the proposal for rezoning. His major arguments were:

- a. The property is traversed by a railroad in a peculiar manner.
- b. The property is cut by several swales and contains two lakes.
- c. The topography is undulating and the terrain is considered very rough.
- d. Apartment development using about 25-26 buildings could save many trees and natural features rather than bulldozing everything down for single family development.
- e. A total of 316 units are planned for the 51.548 acres.
- f. The railroad right of way occupies 3.220 acres, streets would occupy 6.322 acres and 42.096 acres would contain apartments.

Harold Wells reported on a letter from the State of Ohio Department of Highways stating they see no problems.

John Griffin reported that the Superintendent of Schools had returned the Centerville form after writing "OK" on it.

John Griffin presented the request of the Washington Township Park District for at least a five acre gift for expansion of the existing adjacent park.

Mr. Robert Zimmer, 560 Chipplegate Drive presented a petition with 182 names opposing the rezoning. Between 15 and 20 persons spoke against the rezoning.

Their arguments are generally summarized:

- a. The Village South school is potentially 80% full before its completion and the additional children would require another school.
- b. The increased traffic load in a critical traffic area would be detrimental.
- c. 150 private homes could be built on one third acre lots.
- d. The area is extremely beautiful and very expensive homes could be built there. It is ideally situated for single family development.
- e. Centerville has already zoned land for over 2000 apartment units.
- f. Apartments cause a loss in value to adjacent private homes.
- g. Persons who bought homes in Village South and Red Coach were told the area would never be apartments.

2. A Public Hearing was held on a request by Jack Puterbaugh, et. al. to rezone 7.065 acres along South Main from Centerville R-2 and R-3 to B-1. Mr. Fred Izenon-Attorney presented their case as summarized:

- a. The highest and best use of the land is B-1. It cannot be sold as residential property. Some owners have listed many times with realtors.
- b. Due to the zoning the owners cannot use or sell their property and are therefore being denied the use of their property.

- c. Increased taxes would be realized by B-1 and less school children would result.
- d. The property is located along a state highway which is scheduled to be widened to four lanes in the very near future.
- e. The only reason the homes are currently single family is that, with one exception, the residents have lived there ten or more years and several twenty or more years.

Jack Puterbaugh stated that he had an offer a year ago for his property if rezoned B-1 which the Planning Commission turned down. For the last six months he offered it a half price for apartments and was still unable to sell it. Further, two business buildings and apartments are adjacent to the property on the North.

Several adjacent residents opposed the zoning request. In general their arguments were as summarized:

- a. The businesses would encroach on residential property with no satisfactory buffer.
- b. Property values would be affected in the adjacent residential property.
- c. Mr. Creamer asked if the lots, adjacent to the request, on the south west were able to express their opinions. It was stated that the owner of these lots was not interested in the request.
- d. There would be no adequate parking for businesses in this area. The lots are too small for both businesses and adequate parking.

3. Discussion was held on the request for a sign by Bill Knapp Restaurant, Inc. The request was for a proper sign location for the restaurant. In a B-2 zone the sign is required 60 feet back from the right of way. Mr. Creamer proposed that, because an underpass would obstruct the sign as required, a sign located 15 feet back from the right of way was satisfactory. The sign would be therefore 50 feet from the actual roadway. The sign would be 24 feet high, 10 feet wide. The variance request was for a B-1 type operation (a restaurant) in a B-2 zone. Mr. Creamer moved to accept the recommendation of the drawing of 8-14-67. Mr. Elliott seconded the motion. The motion passed 5-2. Mr. Butler and Mrs. Loemker were opposed.

4. The request of Thomas G. and Ruth C. Forsythe, et. al. to rezone various lots along the east side of Route 48 at A-B road was discussed. Mr. Bill Wolfe-Attorney at Law, presented some of their arguments. A Public Hearing was set for June 29, 1970.

5. A request was received and discussed from Shell Oil Company for a sign for their station at Franklin Street and Main Street. A Public Hearing was set for June 10, 1970.

6. The planning objectives of the Centerville-Washington Township Joint Master Plan Committee were distributed and scheduled for discussion at the June 10, 1970 meeting.

7. Mr. Williams presented his opinion concerning a sign placed by the Mark Peth Realtor, Corp. reading "industrial". It is considered possibly false advertising. It is located along Clio Road. Mr. Williams was asking

if perhaps the Planning Commission had proposed this change in zoning and if Council had passed the zoning without informing him. No one was aware of the change in zoning as advertised. The City Manager indicated he would inform Mr. Peth of the correct zoning.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary