

approved 7-27-70

## CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held June 29, 1970. In attendance were Harold Wells, Willis Creamer, Elmer Tate, Nevin Elliott, Marion Loemker, John Butler, City Manager John Griffin and City Engineer Frank Williams.

The minutes of the May 25, 1970 and June 10, 1970 meetings were approved.

1. A Public Hearing was held concerning an ordinance to amend the Zoning Ordinance, Ordinance 15-61 by creating Historic Preservation District Procedures. The May 12, 1970 opinion of the Municipal Attorney, Mr. Farquhar was read. The opinion of the Washington Township Chamber of Commerce, dated May 2, 1970, was read. Two citizens, Mr. & Mrs. Max Dickey spoke against the ordinance. Mr. Creamer stated he saw no interest in the legislation and saw no need to pass it. The Planning Commission generally agreed with this opinion and emphatically refused to act on it.

2. A Public Hearing was held on request Z-70-3 of Thomas G. & Mrs. Ruth Forsythe for a rezoning of six lots along State Route 48 near A-B Road. The request is from Centerville R-2 to Centerville B-1. Bill Wolff, Attorney-at-Law, representing the Forsythes, presented their proposal.

A. Business is located near the properties such as Texaco, Ohio Bell, a car wash, an antique shop and Gold Circle Shopping Center.

B. Mr. Forsythe currently operates an advisory type business in one of the houses and it does not disturb the residential character of the adjacent neighborhood.

C. The one lot, if rezoned business, might be considered "Spot Zoning".

D. The location of the proposed I-675 interchange makes the adjacent lots not suitable for residential living. This is considered especially true from a safety viewpoint.

Approximately twelve persons spoke against the request for the following reasons:

A. Business location near existing residences with no suitable parking or buffer screening.

B. Increased traffic associated with businesses would cause safety hazards to children.

C. Fear of business encroachment throughout the plat.

3. T.R. Price presented a construction drawing of the proposed alley to be dedicated by him to the city as a public alley. Mr. Williams reported the construction met Centerville standards for construction. Mr. Butler moved to accept the dedication as shown on the drawing received June 29, 1970. Mr. Creamer seconded the motion. The motion passed 7-0.

4. A request for rezoning of 68.46 acres was received from Edward Rose of Ohio, Inc. The date of July 27, 1970 was set for Public Hearing. The request is Z-70-4 for Entrance Corridor.

5. A decision was made on request Z-70-2 of James P. McConnaughey et.al. to rezone land between Village South and Red Coach South for Apartments. The Planning Commission feared traffic problems, increased density and no adequate buffer to adjacent single family dwellings. Mr. Tate felt a suitable plan for the area could contain some apartments and some single family residences. Mr. Baker summarized the apartment situation in Centerville as being about 2700 units either

built or zoned for. Mrs. Loemker stated she was not apposed to apartments as such and felt they are often an unfairly maligned part of our economy, however; the increase in density in this area is undersirable. The Planning Commission reviewed its zoning checklist. Mr. Creamer moved to deny the request. Mrs. Loemker seconded the motion. The motion passed 7-0.

6. A decision was made on request Z-70-1 from Jack Puterbaugh et.al. to rezone 7.065 acres on South Main Street from Centerville R-2 and R-3 to Centerville B-1. The letter from Attorney Fred M. Izenon, representing Mr. Puterbaugh et.al., was read. Mr. Creamer felt that the uses of the property were not known and potentially many small businesses could create a traffic hazard due to many curb-cuts. Mr. Butler was apposed primarily due to inadequate controls over the potential uses of the land which the current zoning ordinance allows. Mr. Wells felt the previous recommendation (rezoning) of the Planning Commission was adequate and the Commission has given this region as much consideration as any area in Centerville. Mrs. Loemker moved to deny the request. Mr. Creamer seconded the motion. The motion passed 7-0.

7. A request for a curb-cut was received from Mr. Hugh H. Busse to permit access to the rear of his property. The Planning Commission saw no alternatives but to allow the request. Mr. Tate moved to accpet. Mr. Creamer seconded the motion. The motion passed 7-0.

8. The request of Loring Duff to accept his record plan for Dorver Estates, Section 3, was reviewed. Mr. Butler moved to accept the John Judge Co. drawing as submitted, dated June, 1970. Mr. Creamer seconded the motion. The motion passed 7-0. The report of Mr. Williams recommending approval had also been considered.

9. The request for Curb-Cuts from First National Bank were discussed.

1. Entrance only signs were to be required on the pavement along Route 48 and on Zengel Drive.

2. The radius of all curb cuts should be 15 feet.

Mr. Tate moved to accept the request. Mr. Creamer seconded the motion. The motion passed 7-0.

10. A request from Zengel Builders, Inc. to widen Blackstone Drive adjacent to the apartment development to allow parking was considered. The street would be widened from 30 feet to 38 feet by eliminating any grass area between the sidewalk and the curb. Mr. Creamer moved to accept the request. Mr. Tate seconded the motion. The motion passed 6-0.

11. A Variance request from Zengel Construction Co. to move their blue billboard sign from Zengel Drive at Route 48 to Cederleaf Drive and A-B Road was set for Public Hearing on July 27, 1970.

There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary