

## CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held July 27, 1970. In attendance were Harold Wells, Willis Creamer, Elmer Tate, Nevin Elliott, Marion Loemker, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The minutes of the June 29, 1970 meeting were approved as corrected for spelling errors.

Mr. Wells reported on the status of and any action by Council on matters previously before the Planning Commission.

Mr. Wells also reported on the latest meeting of the Miami Valley Regional Planning Commission with particular reference to the recent housing study - a copy of which is available to be passed around among Commission members.

1. A Public Hearing was held concerning An Ordinance Amending Ordinance No. 15-61 (Zoning Ordinance of Centerville, Ohio, 1961) to revise Section 19, Figure 7, Contingent Uses and Requirements. The proposed Ordinance was read identifying revised requirements. No one appeared in favor of or in opposition to the Ordinance. Three typographical errors were noted for correction: relating to Lodge or Private Club, requirement codes should be "b15" and "c4"; the reference to "Junior High Schools" in the NOTE should be changed to "Middle Schools."

On motion of Mr. Tate, seconded by Mrs. Loemker it was approved 6-0 to refer the corrected Ordinance to Council with a recommendation for adoption.

2. On motion of Mr. Creamer, seconded by Mr. Tate it was voted 6-0 to deny request Z-70-3 from Thomas G. Forsythe et al to re-zone six lots on Far Hills Avenue in the Huber Plat from R-2 to B-1.

It was the consensus of the Planning Commission that at this time there is no evidence that the physical characteristics of the surrounding area, both existing and proposed, are significantly adverse to residential use.

Prior to voting on this request, the Commission discussed the applicability of an OR (Office Residence) District similar to one currently being studied for Montgomery County as part of a proposed new comprehensive Zoning Ordinance.

It was agreed that such a district should be studied as part of the Commission's intended review of the entire proposed County Ordinance for applicability to Centerville.

It was also suggested that copies of ordinances from other communities which contain similar provisions would be useful in the Commission's study and if such copies can be obtained it was requested that they be mailed out to members.

However, it was noted that, even if analysis could be begun at the next meeting, review, modification and possible adoption of such zoning changes would normally require a number of months.

In line with the above, there was discussion as to whether the Commission should recommend to Council that Mr. Forsythe be allowed to continue to use the residence property for a business in violation of existing zoning restrictions pending

possible adoption of zoning provisions such as an OR District under which the business operation might be legal. It was decided that such a recommendation would not be warranted for the following reasons:

- a. Residential zoning was in effect before and at the time Mr. Forsythe began his business use of the property.
- b. Mr. Forsythe never at any time made use of the property as a residence for himself or any tenant.
- c. Mr. Forsythe has stated that there is no reason why conventional office space would not be suitable for his business.
- d. The illegal use of the property is currently the subject of formal complaint by adjoining and neighboring residential property owners who feel it adversely affects their property.
- e. The intention of the Planning Commission to study a zoning proposal can in no way be construed as an intention to endorse the proposal at some future date.

3. A request (V-70-6) for a variance from Section 15 of the Zoning Ordinance was received from William D. Ahern, 33 West Franklin Street, to allow for the erection of two advertising signs in front of his remodelled residence for a photography and newspaper office. The Public Hearing was set for Wednesday, August 19, 1970 at 7:30 P.M. It was requested that a plot plan of the location of the signs in relation to the buildings, sidewalk, street, driveways etc. be submitted prior to the Public Hearing.

4. A request (V-70-5) for a variance from Section 15 of the Zoning Ordinance was received from John A. Zengel, 274 Blackstone Drive, to allow for the re-location of a 12' x 16' billboard advertising "Homes by Zengel" into a residential district. Public Hearing was set for Wednesday, August 19, 1970 at 7:30 P.M.

5. A request for subdivision of lots 12 and 13 of Benjamin Robbins Plat was received from Jack B. Mitchell. Mr. Mitchell was unable to be present due to illness to explain the request and it was felt that the available information was insufficient for a determination. It was suggested that the Municipal Attorney be asked for an opinion on the Commission's specific responsibilities concerning the subdivision of developed property.

6. A request (Z-70-7) for re-zoning one lot on the south side of East Franklin Street (Lot 8 - Centerville Plat) from R-3 to B-1 was received from Nevin E. Elliott. Public Hearing was set for August 31, 1970 at 7:30 P.M.

7. In accordance with Commission Rules of Procedure elections were held for Chairman, Vice-Chairman and Secretary for the coming year. Harold Wells, Elmer Tate and Marion Loemker respectively were elected by unanimous vote in each case.

The Commission began its review of the Planning Objectives as set forth by Parkins, Rogers in connection with their development of Master Plan proposals for the Centerville-Washington Township area.

It was noted that the Objectives under review were primarily the result of a community-wide survey conducted by Parkins & Rogers. The respondents at the time were consistent in their basic desire for a primarily residential, relatively low-density community though mention was made of the desirability of an economic base to support a high standard of community services and amenities and of having a variety

of residential facilities so as to appeal to a range of age and income groups.

It was generally agreed that the Objectives as set forth were too broad to be really meaningful but would serve as a point of departure for more specific delineations.

The importance of developing citizen awareness, understanding and support of Master Plan proposals was noted. It was generally agreed that every effort must be made to be realistic in setting planning goals and in developing the means of their implementation.

Due to the complexity of the subject and the lateness of the hour, it was agreed to continue the discussion at the next meeting.

A Special Meeting was called for Wednesday, August 19, 1970, the next Regular Meeting will be Monday, August 31, 1970.

The Commission was adjourned.

Marion Loemker  
Secretary