

Approved 9-23-69

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held September 9, 1969. In attendance were Harold Wells, Elmer Tate, Willis Creamer, Nevin Elliott, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The Minutes of Meetings held July 22 and August 5, 1969 were approved.

A. A Public Hearing was held on Zoning Request Z-7-69 by Loring Duff, 7400 Pine Frost Lane. Mr. Duff explained his general position. Some of his arguments were:

1. The plat immediately adjacent on the south is zoned Centerville R-1 but the lots are especially small adjacent to his property. This was due to development under a residential development plan.
2. He is willing to agree to a deed restriction limiting house size to 1500 sq. feet, exactly what is contained by other houses in the area.

Mr. Charles Taylor, 7460 Pine Frost Lane presented his arguments against the proposed rezoning. He also presented a petition signed by 60 persons, owners of 40 properties in the area, all also in opposition.

1. His major point appeared to be the fact that most of Von Dette Circle is developed on 30,000 sq. ft. lots and land to the east and west are zoned for 40,000 sq. ft. lots.

B. A Public Hearing was held on Zoning Request Z-6-69 by Paul H. Moody and Ralph G. Woodley 1250 West Dorothy Lane. Their position was explained by Mr. Abramovitz of the Ralph Woolpert Company.

1. The request was for Entrance Corridor zoning from Washington Township R-3 classification (100.54 acres)
2. An extension of Clyo Road will be built along the property line extending Clyo Road to the north turning east about two thirds of the way and cuts the property into regions of about 40% north of this Clyo extension and 60% to the south. This road will then go east to Wilmington Pike.
3. The owners are willing to restrict the northern 40% so that no multi-family uses can be built during a period of six years while efforts are made to develop this area for warehouses or light industry.
4. The area is traversed by the railroad and for all purposes involved is a zero insofar as being a plus or a minus for the intended use in this area.
5. Construction would begin along A-B Road and move north to give access to the northern 40% region.
6. Their preliminary investigation shows that even though a ridge exists in the middle of the property, all of the property would drain into the Holes Creek Sewer System with no pumping station needed.

7. Mr. Eugene Kemp, a property owner near this area, stated he planned to request Entrance Corridor for his property also because he did not want industry or warehouses on his property.
 8. ~~A property owner~~ ^{MR. PERRY BORCHERS,} directly to the west stated that the proposal left the Edward Rose property to the north of his property completely at the mercy of adjacent property owners.
- C. The Planning Commission agreed to a joint meeting with Council on zoning, to be scheduled for October 14, 1969.
- D. The proposed landscaping, signs and open shopping area of Gold Circle were discussed.
1. Mr. Roland Eichner, Attorney for Gold Circle presented their proposals.
 2. The proposed landscaping was presented and thoroughly reviewed.
 3. Mr. Creamer stated that the proposed plantings did not appear to allow much space for widening of A-B Road.
 4. Mr. Creamer stated that he felt that there were far too few trees proposed for the property.
 5. Elmer Tate proposed accepting the landscaping plan contingent upon getting the planting islands out of the road right-of-way. Nevin Elliott seconded the motion. The motion passed 4-1. Mr. Creamer was opposed.
 6. The pylon sign was thoroughly discussed. The sign would be perpendicular to A-B Road reading east and west. The total sign is 37 feet high. Mr. Baker objected to approving the theatre reader-board prior to a theatre being built. He felt that the Planning Commission would act in good faith and strongly consider a theatre reader-board when a theatre is built. Mr. Creamer moved that the drawing SK-15964 be approved. Mr. Elliott seconded the motion. The motion passed 5-0. The theatre reader portion was not approved.
 7. Mr. Tate moved to approve the in-out signs as ammended during the discussion. Mr. Creamer seconded the motion. During the previous discussion Mr. Baker had been opposed to the in-out signs as containing too much Gold Circle advertising. Mr. Wells proposed reducing the Gold Circle symbol by one third. The motion was to approve the sign with reduced symbol. The motion passed 4-1. Mr. Baker was opposed.
 8. Mr. Creamer moved that the sign on the store be approved as shown on the architectural rendering containing individual letters. Mr. Baker seconded the motion. The motion failed 3-2. Mr. Baker, Mr. Creamer for, Mr. Wells, Mr. Tate, Mr. Elliott opposed.
 9. Mr. Elliott moved to accept drawing SK-19400, a one piece yellow sign. Mr. Tate seconded the motion. The motion passed 3-2. Mr. Baker and Mr. Creamer were opposed.

10. The open shopping Patio Shop - Scheme A, drawing dated April 8, 1969 was discussed. Mr. Wells objected to the appearance of the chain link fence as shown. Mr. Elliott moved to accept the scheme A subject to installation of a vinyl coated chain link fence. Mr. Tate seconded the motion. The motion passed 3-2. Mr. Creamer and Mr. Baker were opposed.

- E. Item B of Unfinished Business - Ponderosa Restaurant was tabled.
- F. Item C of Unfinished Business - Olympians Club gymnasium was discussed. It was concluded that the Planning Commission should not be concerned with this matter.
- G. The Elder-Beerman sign layout for their Auto Store was discussed. Mr. Baker moved to approve as shown on drawing #1213. Mr. Creamer seconded the motion. The motion was approved 5-0.
- H. The Site Development Plan for Village South School was discussed. The report of the City Engineer Frank Williams was presented. Harold Wells questioned why this plan was not presented to the Planning Commission prior to awarding the contract. It was felt that the school administration had bypassed the Planning Commission on this matter. Mr. Williams stated that this was the first set of school plans that he had seen submitted in nine years. Despite the discussion, the Site Development Plan was well done and in order. Mr. Creamer moved to accept the plan. Mr. Tate seconded the motion. The motion passed 5-0. The Commission also recommend that additional parking be considered.
- I. The proposed Day Nursery Building requested by Jack Mitchell was briefly discussed and due to the late hour was tabled.
- J. The request of Joseph & Helen Troyan for a rezoning was discussed. A public hearing was set for October 28, 1969.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary