

CENTERVILLE PLANNING COMMISSION
WORK SESSION
April 11, 1978

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Francis G. Cash, and Mr. Roland McSherry. Also present: Mr. Garth L. Reynolds, City Planner.

SILVERCREEK ESTATES - PRELIMINARY PLAN

Mr. Reynolds stated that this project had been tabled at the March 28, 1978 meeting.

Mr. Reynolds stated that the right-of-way for Yankee Street is not shown on the plan.

Mr. Val Lapsins, for the developer, said the right-of-way is not shown, however, they intend to dedicate the right-of-way.

Mr. Reynolds stated that at the record plan stage the required improvements to Yankee Street will be discussed but not at the preliminary stage. Mr. Reynolds also questioned the excessive number of houses fronting Spring Valley Road.

Mr. Lapsins agreed to provide documentation of the 100 year flood plain for the creek running across the property.

Mr. Bill Johnson, Washington Township Road Superintendent, pointed out that several of the street names were similar to that of existing County street names.

Discussion concluded on the project and action will be taken at the next regular meeting.

CENTERVILLE PLACE - SHOPPING CENTER

The items discussed in the review of the shopping center resulted in the following agreements:

No other signage would be added to the freestanding Centerville Place sign with the exception of one possible movie marquee sign.

Provide a continuous 4 ft. high visual obstruction running north-south along the 100 ft. buffer strip (either staggering the mounds to provide the 4 ft. or planting dense vegetation in the mound gaps).

To make every effort to see the 80° angled intersection solution implemented at Marco Lane and the south drive entrance.

To make every effort to solve the problem of right-of-way ownership in front of the existing Elder-Beerman development along SR 48.

To dedicate the 60 ft. of right-of-way in front of their property that is not presently dedicated. He further offered to dedicate the right-of-way on off-site area north of project which is owned by Beerman Realty. Mr. Reynolds stated that the right-of-way should only be acquired when the property develops.

To maintain the ditch appearance and function on the front of their property.

An open access between the rear parking lot of the existing Elder-Beerman complex and the rear of the Centerville Place parking lot would exist (for truck traffic loading dock entrance from Sheehan).

No new freestanding shopping center identification sign would be requested on the next development phase to the north of the property.

New development on the proposed north site expansion area would be compatible in signage and design to Centerville Place.

Support the thoroughfare plan calling for SR 48 to be five lanes in front of the complex. Also, the developer agreed to participate in any assessment program to improve SR 48 in front of their property and the Marco Lane intersection with SR 48.

The workshop closed at the request of the developer.

5/30/78
Elmer [signature]