

CENTERVILLE PLANNING COMMISSION

Workshop

Tuesday, April 5, 1977

Attendance: Mr. Roland McSherry, Mr. George J. Schottmiller, Mr. Jeffrey T. Siler. Also present: Mr. Garth Reynolds, City Planner.

Because a quorum was not present, the Commissioners reviewed informally the following applications:

Woodbourne, Section 19A Preliminary Plan and Record Plan

Mr. Bernstein of Woolpert Engineering presented the plans for Woodbourne, and Mr. Reynolds stated no further work was needed except the record plan should be recorded as Section 19A for future reference.

Windmill Hill Preliminary Plan

The commissioners reviewed the plan presented by Judge Engineering and John E. Duckro which shows the property north of Alex-Bell Road and west of Mad River Road, with access to Alex-Bell Road. Mr. Reynolds stated he was concerned about the visibility from Alex-Bell to see cars turning into Alex-Bell from this property because of the curve and hill in this area.

Mr. Schottmiller pointed out the extremely steep slope the access road would be on also. Mr. McSherry suggested the developer consider moving the road location to the east which would make this slope less severe and would also allow cars coming over the hill on Alex-Bell to the west more time to see someone turning into Alex-Bell.

Mr. Siler suggested Haven Hill Drive be used as the access road, and Mr. Reynolds asked if the developer had considered buying one of the adjacent development's lots to gain access to a street located behind the proposed property.

Mr. Duckro, the developer, stated his contract with the owners of the land, Mr. Blalock specifically required him to deed over the part of the Haven Hill Drive not presently owned by Mr. Blalock, to insure that this drive would not be used as an access road. The project behind the proposed property has already sold all the lots which join Windmill Hill, and Mr. Duckro said he would be willing to move the present access road to the east as long as it did not cost him a lot.

Mr. Duckro said by moving the access road to the east it would not be as requested by the Montgomery County to provide a 100' straight approach to Alex-Bell Road. However, he did state moving the road should not create a problem for people entering Alex-Bell as long as the intersection of Mad River Road and Alex-Bell remained a four-way stop. It staggers the traffic enough to allow people to make turns off and onto Alex-Bell with little delay in the traffic pattern.

Mr. Reynolds pointed the access road would be an 1100' cul-de-sac street, which was not favorable to the fire department, however, Mr. McSherry pointed out there were not any other alternatives for this land-locked property.

Mr. Reynolds requested the developer and his engineer work with the County on location of the road and any improvements to Alex-Bell, and the Commission would put the application on the April 19, 1977 agenda.

George Schottmiller