

CENTERVILLE PLANNING COMMISSION

Workshop Session

June 14, 1977

Mr. Tate called the meeting to order at 7:30 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. George J. Schottmiller, Mr. Roland McSherry, Mr. James P. Hickey. Also present: Mr. Garth Reynolds, City Planner.

Walnut Hills

Mr. Reynolds presented Mr. Dick Pavlak's plan and introduced Mr. Frank Williams, who is acting as Mr. Pavlak's consultant. The subject property was brought before the Planning Commission in 1971 and the preliminary plan approved at that time, however, lack of sewer held up the project. Now that the Sugar Creek station is opening and the property will have sewer, the plan is being brought before the Commission again since the original approval time has lapsed. Since the 1971 plan the zoning codes have changed and the lot sizes and frontage requirements will have to be reworked to conform.

The original preliminary plan had reduced lot size because land was to be dedicated to the Park District. Somewhere along the way, however, a park was ruled out and a stub street was allowed. The Park District is now interested in having some of this property's land to connect surrounding park land. If land is not now dedicated to the Park District, then the lots must be 25,000 square feet. If dedicated 17,500 square feet would be allowed as a minimum size lot. The present plan shows one lot 16,800 sq. feet and another 16,000 sq. feet. Mr. Pavlak said Lot 26 shows 24,000 sq. feet and Lot 6 would be the only one less than 17,500.

Mr. McSherry asked what is the plan for the large area at the west end of the property which is along the creek. Mr. Pavlak said no final plans had been made for it since there is a question of whether the Park District will have it or if a street may be cut in from the adjoining property which could serve as access to the land from the west rather than bridge the creek.

Mr. Reynolds said he has contacted Greene County Planning since part of the property lies in their jurisdiction and they are planning to review the item on June 28. He stated he feels the item should go to them first since all access to the property is from Greene County.

Mr. Hickey asked why the plan doesn't show platting for the western five acres, because it is not shown as a lot. Mr. Pavlak asked what would qualify the acreage as a lot, and Mr. Reynolds said to add a lot number and be sure it has frontage of 120 feet along a street. As it is shown now it would be a landlocked piece of ground.

Mr. Pavlak said he has redone the plan several times to try to conform to the existing code and has cut the number of lots from 48 to 46 and does not feel he can cut anymore from an economic standpoint. Mr. Reynolds said since the original plan was filed a new type zoning called PUD, which allows more creative use of the land and cluster grouping of homes, has been approved and under that zoning this 33 acres could yield 66 lots.

Mr. Schottmiller asked if Greene County has a PUD zoning. Mr. Reynolds said he was not sure but since the land in that county is fairly flat, the developer may go conventional platting there and then seek PUD zoning in the Centerville portion.

Mr. Tate reviewed with the developer his three alternatives: reduce the lot size by donating land to the Park District, enlarge the lots to meet presenting zoning, or consider rezoning to PUD.

Mr. McSherry moved to adjourn the meeting. Seconded by Mr. Schottmiller.  
Approved unanimously.

*Elmer Tate 6/28/77*