

CENTERVILLE PLANNING COMMISSION  
Work Session  
October 11, 1977

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Michael V. Thill, Mr. James P. Hickey, Mr. Roland McSherry. Also present: Mr. Garth Reynolds, City Planner.

Mr. Reynolds presented the McDonald's site plan and indicated the owner wants to add a drive-in window and enclose the two entrances. Everything would be on the existing pad, but the drive-in would require elimination of 19 parking spaces. Since the requirement is one space for every 125 sq. feet of building and the building is approximately 3,000 sq. feet, there would be no problem with parking. Mr. Reynolds said he would like to get a feeling from the Commission as to whether this would be an acceptable plan so it can be put on the formal agenda.

The Commissioners indicated they could see nothing wrong with the revised site plan as presented.

Mr. Reynolds introduced Mr. Bill Johnson of Washington Township who will be meeting with Mr. Farquhar, City Attorney, and the City Planner to discuss a procedure for the Township to inspect property before the bonds are released.

Mr. Reynolds reviewed Washington Creek Three preliminary plan was tabled at the last regular meeting of the Planning Commission because treatment of Clyo Road was not in accordance with the Thoroughfare Plan. The Thoroughfare Plan calls for the widening of the road, and the developers should widen as they develop along Clyo. Proposed on this plan is to widen the existing pavement to 12 feet, add a gravel berm of 4 feet, then have a 36 foot wide median and an additional 40 feet dedicated as an access road. Mr. Reynolds said his concern for this approach is where would be the logical beginning and ending for the access road and how it would tie in to the overall plan since this was not provided for on the Thoroughfare Plan and other developers along Clyo Road would not be required to follow suit.

Mr. Tate said he did not feel it conflicted with the Thoroughfare Plan since it does provide for the proposed widening of Clyo Road. He said if the developer goes ahead and widens a section in accordance with the Thoroughfare Plan it may be 20 years before the rest of the road is widened and that particular section would be a hazard to drivers. Mr. Tate suggested this access road approach should be recommended to other developers along Clyo Road.

Mr. Bill Johnson, of Washington Township, said he was opposed to the plan because the headlights on the access road would be confusing to drivers. Mr. Archdeacon, representing the developer, said he felt it would be safer than having all the driveways entering directly onto Clyo Road or would be nicer looking than having the lots backing up to Clyo Road.

Mr. Hickey said he felt the headlights would definitely be a problem, and Mr. Tate asked if screening could be provided in the median to hide the headlights. Mr. McSherry said he felt the access road was the best way to go, and other alternatives were not worth considering. At this time it wouldn't matter if the access road were two ways, but if it becomes hazardous in the future it could be made one way.

Mr. Archdeacon said he would work with Mr. Reynolds to see how it will tie in with the other properties he is working on in the area.

There being no further business the meeting was adjourned.

Respectfully submitted,