

CENTERVILLE PLANNING COMMISSION

Special Meeting

Tuesday, November 8, 1977

Attendance: Mr. Elmer C. Tate, Jr., Mr. Jeffrey T. Siler, Mr. George J. Schottmiller, Mr. Michael V. Thill, Mr. James P. Hickey, Mr. Robert Hopperton. Also present: Mr. Garth L. Reynolds.

Community Development Projects

A Public Hearing was opened to solicit comments from interested persons concerning the Community Development Program for fourth year funding. There were no comments from the audience. The Public Hearing was closed. Staff then discussed the various aspects of the Community Development Program and former projects funded.

Foto Fair - Conditional Use

Mr. Reynolds presented the plans for a proposed Foto Fair facility to be constructed on the Gold Circle premises. Planning Commission discussed the prefabricated 4' x 8' structure and noted that the provisions of the City's sign ordinance do not handle such a small facility (building line frontage).

Planning Commission voiced some concern regarding the maintenance levels of the Gold Circle facility and wondered if the increased level of development on the site might incur additional lack of maintenance.

MOTION: Mr. Thill moved to recommend to Council that the Foto Fair (kiosk) be set for Public Hearing, and that any ordinances regarding the maintenance of landscaping in a conditional use district be reviewed. Seconded by Mr. Hopperton. Approved unanimously.

Walnut Hills Estates - Conditional Use (RPUD)

Mr. Reynolds presented the plans for Walnut Hills Estates, a residential planned unit development. The following points were discussed:

1. Open space area - will it be dedicated to the Park District;
2. Who will maintain the open space;
3. Fire and police protection, and waste and street maintenance service would be required to leave the City and enter Greene County and then enter the City again in order to provide services.

It was indicated that the open space area would be dedicated to the Centerville/Washington Park District. Mr. Jim Schneider indicated the Park District would be interested in the property at the 865' elevation and below.

Staff indicated that the project appears to be more appropriately developed as a Residential Development Plan since the largest portion of the development is pure subdivision platting.

It was indicated that staff and the developer (Professional Engineers and Planners, Inc.) should get together and decide the most appropriate development type (RPUD or Residential Development Plan).

There being no further business, the meeting was adjourned.

*Alan T. To*