

CENTERVILLE PLANNING COMMISSION

Special Meeting

May 5, 1976 9:20 p.m.

The meeting was called to order by Mr. Tate.

All members of the Planning Commission were present with the exception of Mr. Thill. Also present: Mr. John W. Dunathan, Director of Parks and Recreation; Mr. Garth Reynolds, City Planner; and Mr. Karl M. Schab, City Engineer.

1. Presentation of Preliminary Plan of Black Oak Forest

Mr. Schottmiller moved to accept the amended Preliminary Plan as presented by the developer. Seconded by Mr. Baker. Approved unanimously.

Exceptions to the above motion which are to be corrected before the Council meeting on May 18, 1976 are: (1) add two lots adjacent to park, showing sidewalk between two leading to park; (2) revision of the park deed to show the new acreage, such deed to be held in trust; (3) new profile to be drawn of the environmental channel showing stone embedded in concrete.

2. Black Oak Forest Record Plan for Section 1.

Mr. Schab said all recommended changes have been taken care of and recommended acceptance of the revised plan.

Mr. Tate moved the revised Record Plan of Section 1 of Black Oak Forest be accepted, subject to receipt of the revised Preliminary Plan before the Council meeting of May 18, 1976, receipt of a bond and inspection fees, additional sidewalks being shown on both sides of the streets, and receipt of the park deed. Seconded by Mr. Siler. Approved unanimously.

Mr. Tate moved the Planning Commission initiate rezoning of the Black Oak Forest from R-3 to R-1. Seconded by Mr. Hickey. Approved unanimously.

Mr. Tate announced this rezoning will be placed on the agenda for public hearing.

Mr. McSherry was excused from the meeting at this time.

3. Beacon Hill, Preliminary Plan for Section 2.

Mr. Reynolds stated since a representative had not been present at the last public hearing to present the developer's case he was invited to attend the meeting tonight and the developer requested he be put on the agenda.

Mr. Robert Bernstein indicated their plan showed the potential development of streets of the land adjacent to Beacon Hill but said this was only hypothetical at this time. The plan he was submitting has the proper lot sizes, street layout, and zoning.

Mr. Baker questioned the straightness of Normandy Lane as he felt it would be a speed zone.

Mr. Reynolds said from a planning point of view it would be more dangerous to have a loop or curve on a thoroughfare of this type..

Mr. Schab said previous plans did show more of a curve in Normandy Lane, however, the thoroughfare plan shows Normandy Lane to be as noted on the Beacon Hill plan.

The lot sizes are all 20,000 square feet, single family. There is no commitment for green space and the developer does not want to commit any part of this section to the Park District. Sidewalks are shown on both sides of the street.

Mr. Reynolds recommended the Commission accept the remainder of the land shown on the plan as the preliminary plan for the land, but is flexible.

Mr. Hickey moved to accept the Preliminary Plan of Beacon Hill as presented. Mr. Schottmiller seconded. Approved unanimously.

Mr. Reynolds requested comments on Zoning guidelines for R-1, R-2 and R-3. Mr. Tate suggested Commission members return their comments to Mr. Reynolds in writing.

Mr. Tate moved the meeting be adjourned. Seconded by Mr. Hickey. Approved unanimously.

Elmer Tate

5-25-76