

Centerville Planning Commission
Special Planning
February 5, 1974
7:30 P.M.

1. Roll Call -- Mr. Baker, Mr. Murphy, Mrs. Lake and Mr. Maxton were present, Mr. Wells, Mr. Tate and Mr. Myers were absent.
2. Subdivider regulations passed to members for study and later action. The proposed changes to the subdivider regulations were an agenda item for final review and vote. The members needed additional time for study so no action was taken.
3. V-74-2 - Zengel Construction Company. This is a request for a variance of required lot sizes at the southwest corner of the intersection of East Alex-Bell Road and Cedarleaf Drive. Carl Zengel, developer, and Ben Alberry, Attorney for Zengel, appeared.

In February, 1973 these lots were approved for rezoning to multi-family units, one four-family and two two-family with a total acreage of 1.15 acres.

Building permits for construction on these lots was refused because one lot was 850 square feet less than the minimum required. Mr. Alberry stated a letter had been received from the City Attorney stating the developer should return to the Planning Commission with a request for a variance from the required lot sizes if they wished to build.

The attorney for Zengel stated he felt that a variance had been granted when the plans were approved for a four-family and two two-family units. He objected to an additional public hearing for a variance on the grounds that the variance was implied when the plans were approved earlier.

Mrs. Lake stated she would like the complete minutes of all requests and action of this case. She asked Zengel about his screening plans. He stated that no screening was required between units in a R-3 district but if there were to be plantings they could probably be Junipers, high enough and close enough to effectively screen.

Mr. Maxton moved, seconded by Mrs. Lake to hold a public hearing on V-74-2 on February 26, 1974 at 7:30 P.M. which would replace a public hearing previously set at this time and date. Approval was unanimous.

4. Whipp Road Estates, Review of Record Plan. This land lies along the south side of East Whipp Road, adjacent to and west of the Penn Central railroad right-of-way and east of Red Coach South subdivision.

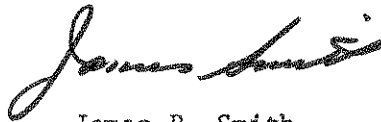
No action was taken on the approval of this plan. The desirability of an access easement to the park, which is east of the railroad tracks, was discussed. Also, the dedication of a park in the amount of one acre to compensate for lot reduction in Sections 1 and 2 was also discussed. The City Engineer recommended a one acre park be accepted rather than the originally proposed .951 acre as shown in the preliminary plan.

Some changes in final lot sizes have been made which require a square foot area for park of 42,730 square feet. This area is 830 square feet less than an acre. The rounded one acre park requirement is recommended by the City Engineer.

Action taken was to refer back to Council for guidance as to the desirability of crossing the Penn Central right-of-way to reach the proposed park which connects to the present Iron Horse Park. Mrs. Lake will relay this to Council.

(Mr. Murphy left the meeting after this discussion - 9:30 P.M.)

5. Carriage Trace Record Plan. This item was requested by Woolpert Engineering Company to be deleted from the agenda.
6. Request of Nazarene Church for expansion. This was informally discussed by three members. The church wants to use a two-acre tract to build a church building. The decision was to have the City Planner inform the minister of the church to attend a meeting of Planning Commission if he chose to do so but be aware of the five-acre requirement for a church.



James R. Smith
City Manager

JRS:fh