

CENTERVILLE PLANNING COMMISSION

Regular Meeting  
April 24, 1973  
7:30 P.M.

1. Roll Call -- Mr. Smith called the roll, members present were Mr. Wells, Mr. Tate, Mr. Maxton, Mr. Elliott, Mr. Myers and Mr. Baker. Mr. Davis was absent.
2. The minutes of the March 27, 1973 Planning Commission meeting were unanimously approved after a motion by Mr. Maxton, seconded by Mr. Elliott. Mr. Smith requested that the Commission rules be modified so that Commissioners receive their agenda and other material seven days before the meeting instead of 10 days. The Commission concurred.
3. Public Hearings --

P.O.73-2 -- The public hearing was opened by Mr. Wells, Chairman, at 7:47 P.M. who explained the procedure. Mr. Wells then read the entire ordinance. Grammatical errors will be corrected and the removal and responsibility of signs will be clarified by Mr. Winterhalter. Mr. Tate moved the motion to recommend to Council the approval of P.O.73-2 to Council with the above noted changes; seconded by Mr. Elliott. The vote was unanimous.

P.O.73-4 -- Mr. Wells explained the procedure then read the ordinance. Mr. Maxton recommended adding the word "planning" before Commission in four places and Mr. Wells pointed out on the last line that should be than. Mr. Maxton moved the motion to recommend to Council the approval of the ordinance; seconded by Mr. Baker. The vote was unanimous.

4. Unfinished Business --

P.O.73-2 -- Text Amendment modifying Figures 1, 2, 5, and 9 of the Zoning Ordinance was reviewed with changes added from recommendations made at March 27, 1973 public hearing. Mr. Tate moved the motion to recommend to Council adoption of the ordinance; seconded by Mr. Myers. The vote was unanimous.

Donwood Heights, Section 1, final plat plan was reviewed. Mr. Baker, Mr. Winterhalter, and Mr. Wells discussed screening required between office building and multiple dwellings, and the single family homes in Red Coach South. Mr. Abromowitz and Mr. Woodley spoke for the plat plan and preferred to erect a 4' to 6' tall fence at the property line in lieu of the lining hedge. Mr. Tate moved the motion to approve the final plan contingent upon the screening requirement (4' to 6' tall solid fence or masonry wall along the property line); seconded by Mr. Baker. The vote was unanimous.

## 5. New Business --

C-73-1 -- Warehouse Beer application for conditional use permit for sale of beer, ale, etc. Mr. Wells set a public hearing on the application for May 29, 1973 at 7:30 P.M. (Mr. Baker had to leave the meeting).

Carriage Square preliminary plan -- Mr. Abramowitz presented revised preliminary plan with the same density of 11 units per acre, but condominiums rather than apartments, will be selling between the range of \$28,000 to \$50,000. The architect justified his planning design by speaking in favor of the "redimental" concept. Both the architect and Mr. Abramowitz indicated that the buffering treatment along the Red Coach South property line and the extension southward to I-675 could be modified as those sections come in for final approval. Mr. Tate made the motion to recommend to Council the approval of the site plan; seconded by Mr. Elliott. The vote was 4-1, with Mr. Myers opposing.

Colonial Village, Section 1 -- The record plan was presented by Mr. Abramowitz and Mr. Durham. Objections from the Fire Chief were reviewed. The record plan was recommended for Council's approval by Mr. Elliott's motion and seconded by Mr. Wells. The vote was unanimous.

## V-73-5 -- Singer Learning Center

Public hearing was set by Mr. Wells for June 26, 1973 at 7:30 P.M. It was explained to the applicant that a plat plan will be required and that his request cannot be legally considered until the new sign ordinance is approved by Council.

Revco Drug Stores were represented by Mr. Blommel of Blommel Sign Company requesting two signs. Only the sign on the front of the building facing South Main Street was thought necessary by the Planning Commission. Mr. Myers made the motion to approve application #2188 and deny application #2189; seconded by Mr. Maxton. The vote was 5-0.

Davis Buick Company was represented by Wilson Sign Company for nine signs at its new dealership on Loon Road. Messrs. Scott, Davis and Wyger of Buick Motor Company were also present. Action on signs #11 and #12 were deferred with the recommendation that they be set back at least 25' and be smaller and lower. Mr. Wells made the motion, seconded by Mr. Tate; that signs #5,6, and 10 be approved as submitted and #1 and #4 be reduced to Code size 137 and 92 respectively. The vote was 5-0.

E.C.-72-3 -- Chevy Chase Park, Ltd.'s sign request was reviewed and approved on the condition that it be set back 160' from the centerline of South Main Street. Mr. Tate moved the motion to approve the sign with the required setback; seconded by Mr. Myers. The vote was 5-0.

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Mr. Wells set the public hearing date for a conditional use permit (C-73-2) for beer, wine, etc. sales for Village Delicatessen, Inc., 73 South Main Street. The date will be May 29, 1973 at 8:00 P.M.

A public hearing was set for May 29, 1973 at 8:30 P.M. to consider P.O.73-5, an amendment to the Zoning Ordinance regarding expiration of Zoning permits.

6. Adjournment

The meeting was adjourned at 12:30 A.M.

Robert Winterhalter  
City Planner

RW:fh