

CENTERVILLE PLANNING COMMISSION MINUTES

Special Meeting
September 11, 1973
7:30 P.M.

1. Roll Call -- Only Messrs. Baker, Tate, Maxton, and Murphy were present. Messrs. Wells, Myers, and Davis were absent.
2. The minutes of August 14, 1973, were unanimously approved on a motion from Mr. Tate and seconded by Mr. Baker.

The minutes of August 28, 1973, were not acted upon pending correction to be made and submitted to the Planning Commission at their September 25, 1973 meeting.

3. Public Hearings --

P.O.-73-8 -- Revised Zoning Ordinance. City Planner handed out additional pages for the proposed ordinance, and reviewed proposed districts. Map changes, to reflect new zoning districts, were suggested by Planner. Mr. Baker believes map and text changes should be decided separately.

Mr. Maxton moved and Mr. Tate seconded that P.O.-73-8 be tabled, as recommended by Planner, until a voting quorum is present. The vote was 4-0.

Map changes to be shown in Z-73-8 was set for public hearing at 7:30 P.M. on September 25, 1973, by Acting Chairman, Bruce Baker.

4. Unfinished Business --

- A. Centerville Properties, Inc. -- As site plan was still incomplete, no action was taken.
- B. Eavenson Enterprises -- Final landscape plan. Discussion was held regarding spacing of Arbor Vita along south property line. Mr. Tate felt that a two-foot spacing would be too close for plantings to live. Commission suggested that the developer get recommendations from a landscaper and submit such plan to us. Planner will contact developer accordingly.
- C. Signs for Emergency Medical Clinic. City Planner showed drawings for proposed signs; one on building next to door, "Centerville Emergency Clinic", and one on a 7 feet high double faced, (26 square feet) internally illuminated, free standing sign to be located east of the sidewalk with black letters: "Emergency Clinic". Messrs. Tate and Maxton stated the sign shall only be lighted during the times the clinic is open. (In phone conversation the next day, Dr. Hess completely agreed). Mr. Maxton moved and Mr. Tate seconded the following motion: Sign approval, as shown in application, with stipulation that it be lighted only when clinic is in use. The vote was 4-0, approved.

- D. Meeting date with Bellbrook Planning Commission. City Planner discussed meeting with Mrs. Beers, Secretary to Bellbrook Planning Commission, primary issue is Paul Lapps property. The Planner was instructed to obtain more specifics as to the proposed agenda and report back on September 25, 1973.
5. New Business --
- A. Ponderosa's request for variance extension for storage building. Plans were submitted too late for Planner's review, place on September 25, 1973 agenda.
- B. Candlewyck South subdivision plans were not drawn according to S-2 zoning district requirements i.e., lots smaller than 30,000 square feet, frontage less than 125 feet, improper relationship of Mapleton Drive and Candlewyck Court. Plans are to be returned to applicant without action.
- C. Review Thoroughfare Plan Standards. The Planner recommended upgrading collector and minor thoroughfare standards (55' to 60' and 60' to 70') and elimination of 90' thoroughfare. Mr. Tate questioned curb placement, in thoroughfare lane or r/w? The Planner was asked to submit chart of cross sections. The Planner will also prepare individual copies of revised thoroughfare plan for Centerville and Washington Township.
- D. Review new rezoning application and impact statement.

Mr. Tate moved, Mr. Baker seconded the motion to adopt the impact statement, for rezoning and development of applicable projects, to be submitted to the Planning Commission. Approved 4-0.

Revised rezoning application reviewed by City Planner including additional criteria for request. Commission suggested that proposed rezoning from and to (i.e. R-1 to R-3) be shown on first page, and that a cover, instruction sheet be included. The City Planner will have some ready for next meeting. A motion and seconded by Messrs. Tate and Baker to adopt the revised application was withdrawn by same until Planner presents application.

- E. Revised rules of Planning Commission rules revised to show meeting adjournment (11:30 P.M.), elimination of the annual meeting and new filing and hearing procedures. The City Planner will have revised rules ready for next meeting.
6. Adjournment -- Mr. Maxton so moved and Mr. Baker seconded, approved 4-0.

Harold M. Wells

Robert Winterhalter
Robert Winterhalter per - fh -
City Planner