

Approved 11 April 72

REGULAR MEETING

CENTERVILLE PLANNING COMMISSION

March 28, 1972

The regular meeting of the Centerville Planning Commission was held on March 28, 1972 at 7:30 P.M. Present were Chairman Harold Wells, Bruce Baker, Robert Ackerman, John Davis, Nevin Elliott, Gary Maxton, City Manager James Smith and Consulting Engineer Karl Lewis.

Z-72-3 A public hearing was held on a request from James L. Schwindeman to rezone 11 acres from WT R-2 class to Centerville R-1. Mr. Schwindeman presented a plan showing Mapleton Drive deadending into the SW corner of his property. The plan showed Mapleton Drive running east entirely on his property and another street--Beechtree Lane--running north to a cul-de-sac entirely on this property. His reasons for the request were:

1. The land could no longer be farmed.
2. He would have to keep the weeds down.
3. Other neighbors were rezoning for smaller lots.

The Planning Commission requested Karl Lewis to properly locate Mapleton Drive relative to the Schwindeman and Duff properties. The Planning Commission requested Mr. Schwindeman to consult with adjoining property owners to the east, south and west to determine any plans for these areas (plans for the Paul Lapp property were presented later in the meeting).

Mr. Wells read several letters concerning the request. Mr. David Bruno, 7641 E. Von Dette, stated he was opposed to the request. Mr. Loring Duff, 7400 Pinefrost Lane, felt he would be landlocked and the front of his house would face the rear of houses if the plan is accepted. Mr. and Mrs. C. B. Whitley, 7631 Von Dette Circle, were also in opposition. Dr. Harold Kelso, 2212 A-B Road, was opposed to the small lots, to the street plan which made fire protection access extremely difficult, and to the access to the property currently by easement across his (Dr. Kelso's) property. Dr. Owen Hughes, 2192 A-B Road, was opposed primarily for lot size reasons feeling that 30,000 sq. ft. lots were a reasonable compromise.

Mr. and Mrs. James Pitchler, 7611 E. Von Dette Circle, were opposed and preferred 1 acre lot sizes.

Mr. R.C. Woodall, 1878 A-B Road, was opposed to the street locations for fire protection reasons.

Mr. Wells felt that Planning Commission might have to lay out all streets in this and some adjoining properties acting as a Platting Commission under State Statutes.

Z-72-4 A public hearing was held on a request by Acro Realty to rezone 36.8 acres from WT R-3 to Centerville R-3 and 26.18 acres from WT R-3 to Centerville B-2 and 13.35 acres from WT R-3 to Centerville EC. Mr. Charles Abramowitz of the Woolpert Co. presented the request. The property is located at the NW corner

of A-B and Bigger Roads. Reasons for the request were:

1. Improving the Centerville tax base, need for a neighborhood business facility.
2. Location of possible light industry development under EC on the property to the NW.
3. The location of the "Woods" apartments to the north.
4. Closeness to the proposed interstate 675.
5. Single family low density housing was not possible in this region.
6. Location: along A-B Road, a State highway.

Mr. Carl Milbrandt, 7111 Bigger Road, was opposed to the request and presented a petition signed by every resident along Bigger Lane. He stated that the same request was turned down in 1965 by the Washington Township Planning Commission.

R. C. Woodall, 1878 A-B Road, felt that other business locations were adequate and close and therefore this one was not needed.

John Boswell, 1415 A-B Road, questioned this request relative to the Master Plan and opposed the request.

Mr. Maxton moved the request be denied. Mr. Baker seconded the motion. The motion carried 6 to -0 in favor of denial of the request.

Z-72-5 The request by Zengel Builders to rezone 1.13 acres
C-72-2 from Centerville R-2 to R-3 was presented by Karl Zengel. He had a new plan showing one doctor's building and additional parking adjacent. The plan was also to include two doubles on adjacent lots. The lot size where the doubles were located were too small in size for the zoning classification requested. Mr. Zengel withdrew his request.

Charles Abramowitz of the Woolpert Company presented a drawing illustrating a rezoning request by Paul Lapp, Inc. It involved 87.8 acres. The Planning Commission set the date of April 25th at 7:30 P.M. for this request. Further, Mr. Abramowitz stated that Paul Lapp, Inc. would like to request a public hearing on an adjacent business and multi-family section. The Planning Commission agreed to hold a public hearing on May 30, 1972 if the request were submitted in the next few weeks.

Mr. Bruce Huston, architect, of Huston Associates, presented the plans for the new high school. The Planning Commission requested the following:

1. Moving their west entrance and exit to a location opposite Glencroft in case a traffic signal is necessary.
2. Sidewalks on the south side of E. Franklin Street.
3. Dedication of and widening of E. Franklin St. to 80 feet.
4. Improvement of the ditch along E. Franklin Street.
5. Submission of plans to Karl Lewis, City Consultant Engineer for recommendations.

Mr. Huston agreed to consider all of these requests in their final plans. Mrs. Freedman of the School Board explained that

they had no money in the current bond issue to build a street and stated that they would have to put this into another bond issue. Mr. Maxton stated that the widening should definitely not be the responsibility of the City. The Planning Commission recommended 6 to 0 that the City issue a zoning permit pending acceptance of their plans by the City Engineer. This was according to State Statute 13.02. The motion was made by Mr. Wells and seconded by Mr. Elliott. The Planning Commission recommended that City Council, the Township Trustees, and the School Board get together in the near future to determine when and how the widened road would be built.

Mr. Thomas Dunn, 7526 Normandy Lane, requested a platting plan be approved on his 1.94 acre lot. This is one of the long narrow lots which are being broken up and platted along Normandy Lane. The Planning Commission felt that a turn-around for fire protection be built at the east end of the proposed road. Mr. Dunn stated that this could be done by tying it into a road on an adjacent property and he could secure co-operation of the adjacent property owner. The Planning Commission requested him to get this permission and resubmit his plan. A special meeting would be held on April 11, 1972 at 7:30 to reach a final decision.

A request by Elder Realty for a sign for his business along W. Franklin St. was submitted. It was set for public hearing at 8:00 P.M. April 25, 1972.

A curb cut request by Union Oil Company for their station at the corner of S. Main and Spring Valley was discussed. The Planning Commission requested Union Oil Company resubmit their plan showing a smaller curb cut where it now exists along Spring Valley and to include another curb cut to the east of the existing one.

There being no further business the meeting was adjourned by Chairman Wells.