

REGULAR MEETING

CENTERVILLE PLANNING COMMISSION

May 30, 1972

The Regular Meeting of the Centerville Planning Commission was held on May 30, 1972. Present were Harold Wells, Chairman, Elmer Tate, Robert Ackerman, Nevin Elliott, John Davis, Gary Maxton, and City Manager James Smith.

The minutes of the meeting of May 16, 1972 were approved as corrected.

V-72-5 A Public Hearing was held on a request by Steak and Ale Restaurants to allow an overhang on the front of their proposed restaurant. Architect Tom Henderson representing Max D. Chapman & Assoc. of Dallas, the architects of the proposed restaurant, presented drawings illustrating their request. He felt that to move the whold building further back would create a problem in the parking behind the building. They had previously moved the building back 10 feet due to miscalculation of the building set back line. Mr. Davis moved to accept the variance. Mr. Maxton seconded the motion. The motion passed 6-0.

PO-72-3 A Public Hearing was held on a proposed ordinance to remove all residential uses from entrance corridor zoning districts. The objective was to remove all apartment zoning from entrance corridor districts unless a building permit has already been issued. Mr. Davis explained that the intention of Council in establishing the E.C. district was to allow some apartments but not nearly as many as we are currently building in E.C. districts. Mr. Wells reviewed the progress of existing E.C. districts. Mr. Archdeacon of the Woolpert, Co. explained that the city would be reneiging on its written commitments to persons such as Ralph Woodly, who have expended thousands of dollars on plans already, but as yet do not have a building permit. Mr. Tate felt there had been a lot of money invested by people to plan apartments in these areas and that the proposed change was not necessary. He further felt that it was not morally right to pass the proposal in its present form. Mr. Wells felt that Council had all the power it needed to control further apartment development in Centerville. Mr. Tate moved to not adopt the the proposed ordinance. Mr. Elliott seconded the motion. The motion passed 6-0.

CC-72-2 A request for curb cut at 57 S. Main St. was returned to the Planning Commission for review. The City Attorney had ruled that the curb cut ordinance did not apply in the Architectural Preservation District which contains no B-1 or B-2 zones.

V-72-6 A request was from Paul & Esther Neu to change the location of a building to save two large trees. Ned Haverstick explained the proposal. The Planning Commission set the request for public hearing on June 27, 1972 at 7:30 P.M.

V-72-9 A request for variance from the Baptist Church on W. Franklin Street to erect a sign for one year. It was set for public hearing on June 27, 1972 at 8:00 P.M.

Z-72-7 A rezoning request was made to rezone 63.9 acres on the west side of Wilmington Pike adjacent to I-675. This is the Henderson property just north of the former R&R request. The request is from Washington Township R-4 to Centerville B-2. A public hearing was set for 8:15 on June 27, 1972.

Z-72-8 The request from James Schwindeman to rezone his land
C-72-4 from WT R-2 to Centerville S-2 and a simultaneous request for conditional use on the property. A public hearing was set for 8:30 on June 27, 1972.

Z-72- A request to set a public hearing on the business portion of the Paul Lapp property was received. The Public Hearing was set for June 27, 1972 at 9:00 P.M.

Attorney Roland Eichner representing Gold Circle presented plans for a gasoline dispensing area. He also proposed a change in the front entrance. The gasoline area contained a 25 foot high non-rotating sign. Considerable discussion was held on the proposed entrance design. Mr. Davis requested an acceleration lane and deceleration lane along 725. Discussion was held on screening of the gasoline dispensing area. Mr. Eichner stated he would ask Gold Circle for entrance design changes and two or three proposed elevations for the gasoline building. Gary Maxton requested a landscape plan.

Steak and Ale Restaurants asked for permission to bring the access road along St. Route 48 in front of the restaurants out to State Route 48. The open ditch to the north would be piped and enclosed. Mr. Tate moved and Mr. Elliott seconded a motion to approve the proposed plans and recommend them to Council. The motion passed 6-0.

The record plan for Southbrook Manor, section II was discussed. The comments of the City Engineer were discussed. He questioned a 12 inch diameter 450 foot long sewer. The problem was that it connected into a 12 inch diameter sewer. It was moved by Mr. Maxton, seconded by Mr. Tate to accept the record plan subject to approval by the City Engineer. The motion passed 6-0.

The replatting of lots on Eastbrook Road in Oak Creek IV, section 5A, was discussed. The request was for 8 lots to be made

5 lots but still with only one building per lot. The density had not changed. Mr. Elliott recommended approval of the replatting. Mr. Maxton seconded the motion. The motion passed 6-0.

There being no further business, the meeting was adjourned.

*MINUTES TAKEN FROM RECORDED TAPE
by Mrs. Gale F. Baker.*