

Centerville Planning Commission  
Special Meeting

August 15, 1972  
8:00 P.M.

1. Roll Call -- Mr. Wells, Maxton, Ackerman, Davis present; Baker, Tate and Elliott absent.
2. Approval of the minutes of the regular meeting of July 25, 1972. Maxton moved, Ackerman seconded the approval.
3. Public Hearing

V-72-11 Centerville Pet Shop, Main and Ridgeway for installation of parking lot. Robert Teyber presented the request to Planning Commission. Mr. Wells read comments from Architectural Review Board which approved the request. Showed 18 feet curb cut approved. Turn radius recommended to be increased to aid traffic turning in from the south. Will be Shrubs to the south side, blacktop all the way around the building. Landscaping would be similar to that used at the new Post Office building.

(Mr. Baker arrived 8:20 P.M.)

Mr. Maxton suggested parking be eliminated in front of the building. It was agreed that would be a good idea in the future. No comments from the audience. Mr. Maxton moved approval of this request, Mr. Davis seconded it. Maxton, Davis, Wells, Ackerman and Baker -- Yes. Unanimous.

4. Gold Circle Gas Facility

Presented by Attorney Roland Eichner. Entrance redefined as recommended earlier. Mr. Davis questioned acceleration and deceleration lanes. Mr. Eichner stated there was no provision presently for these lanes and did not believe they were needed. The widening was stated as being a part of I-675, four/five year hence. Planning Commission is on record as favoring the acceleration and deceleration lanes in the future and if the accident rate increases to the point a deceleration lane is needed sooner, it should be constructed. A motion by Mr. Davis to recommend to Council the approval of the curb cut requested by Gold Circle subject to construction of acceleration and deceleration lanes upon the widening of 725 unless deemed by the City to be needed earlier based on accident information and/or traffic counts. Mr. Maxton seconded it. Unanimous.

## Gas Facility -- Gold Circle

Roland Eichner stated trash collecting behind the building was strictly against regulations and Gold Circle would not allow it to happen. He explained the drawing received August 4 to Planning Commission, shrubs, screening, etc. The revisions were made as requested by Planning Commission at its last meeting. The "Report of Meeting" letter between Mr. Tully, architect, and Karl Schab, City Engineer, was made a part of the approval of the application. Motion to recommend to Council a revision of the zoning certificate to permit the construction of a gas facility on Gold Circle property. Motion by Mr. Ackerman, seconded by Mr. Davis. Unanimous.

Informal discussion with Acro Development, Bigger and 725. Clark Turner will have a recommendation to Planning Commission by August 29 meeting.

Request for curb cut from Thomas L. Hofacker, 541 Willowhurst Street, in order that they may have a circular driveway. Public hearing set for August 29, 1972 at 8:00 P.M.

Public hearing date of August 29 on proposed ordinance P.O. 72-5 granting the Board of Architectural Review the power to grant variances. Mr. Wells briefly outlined the ordinance and it was agreed that it should be set for public hearing.

Planning Commission discussed Rose Estates on Sheehan Road and the possibility of amending the preliminary plan to permit the construction of a lake. Mr. Wells read a letter from the Park Board dated July 25, 1972 recommending that the lake be approved. The proposed lake area has not been purchased by Rose Estates, they have only an option to purchase. There should be a deed in escrow to the Park Board for the lake property.

Chevy Chase -- This project was discussed and approved by the Planning Commission contingent upon a ruling by the City attorney in regard to the drainage from the Chevy Chase project. It was recommended for Council's approval if we have a written opinion from the City Attorney that the Chevy Chase project is not responsible to increase the size of culverts which may be too small.

There was an informal discussion concerning the Centerville First Church of the Nazarene on West Spring Valley Road. Their intent is to build a church on five acres approximately opposite Shawhan Drive on land purchased from Northland Construction Company or the Kantor Corporation. The Planning Commission advised of the requirements of the zoning ordinance in this regard.

## Revere Village, Section 3B

Mr. Archdeacon of the Woolpert Company presented the record plan for this development for Planning Commission approval. The City Engineer had given his approval. Mr. Wells made a motion, seconded by Mr. Ackerman to approve the record plan and construction drawings. After discussion Mr. Wells withdrew his motion and Mr. Ackerman withdrew his second in order that Revere Village be advised concerning the dust situation on Virginia Avenue. It was believed that Section 3A of Revere Village was approved contingent upon action by the developer to eliminate the dusty condition on Virginia by oil, the first course of blacktop, or some other satisfactory means. The developer is to be advised of this condition. Mr. Archdeacon stated he would so advise also.

## Black Oak

Mr. Archdeacon of the Woolpert Company informed the Planning Commission that Black Oak developers are considering switching from concrete to blacktop streets. He was advised that all this change requires is engineering approval, there's nothing upon which Planning Commission needs to approve.

Mr. Davis mentioned the appearance of the Mel-O-Dee Restaurant, the former Hinkle House, on Rt. 48 south of the Ponderosa Restaurant in the E.C. district. He was concerned with the gaudy paint and the newly erected light in front of the building. Under Section 20, Paragraph 4, Page 36 of the zoning ordinance an appearance change by painting can be prohibited. This will be checked through the City Attorney and the owner contacted.

Union 76 sign at Spring Valley and Rt. 48, a revolving sign, may or may not have a permit. This will be checked and ordinance 24-72 applied if applicable.

ADJOURN

A handwritten signature in cursive script, appearing to read "J. Smith", with a horizontal line underneath the name.