

CENTERVILLE PLANNING COMMISSION

Special Meeting  
September 12, 1972

1. Roll Call --

Mr. Wells, Baker, Tate, Maxton and Davis present. Mr. Ackerman and Mr. Elliott absent.

Mr. Ackerman notified Chairman Harold Wells by letter his intention to resign from the Planning Commission. This information was given to City Council.

2. Public Hearings --

None

3. Unfinished Business --

Z-72-14 -- Forbes Rezoning

The public hearing on this request to rezone 52.7 acres of land lying on the west side of Wilmington Pike south of and adjacent to the proposed I-675 was held at the regular meeting of August 29, 1972. At this time a decision was deferred to this special meeting.

Mr. William Forbes, Mr. George Campbell, and Mr. Douglas Campbell appeared for the applicant.

The Planning Commission had received from MVRPC their recommendation as to the general area and copies of their Planned Development Zoning Ordinance. MVRPC had been asked to study the area and the Commission received copies of their reports.

Mr. Wells stated he agreed with the rezoning request insofar as the development of Wilmington Pike is commercial. The E.C. request is one way of indicating the change in zoning is necessary without actually stipulating what that change will ultimately end up being.

Mr. Tate indicated he thought the PUD proposal was a good basic document and something to work towards but should not delay a decision to wait for an adoption of PUD because it is several years away.

Mr. Maxton "the land south of this is presently zoned B-2 which fits in with the master plan and the E.C. controls the rest of it and there is no reason to delay the zoning. Mr. Baker "sees no reason to delay the zoning in this area as business is justified but does question the total depth of the business zoning. May be a top heaviness of business zoning but in principle agrees with the request.

Mr. Davis, "suggested getting the City Planner's thought toward this request. Mr. Winterhalter concurred in the request for business or E.C. but suggested it might be better if it was zoned B-3 instead of B-2. Could zone B-3 now to give business zoning and let the developer come in later with his business development.

Mr. Forbes stated this application complies with our master plan. The kind of use asked serves more than just the local area and he does not want to be restricted to B-3 uses and B-2 gives a broader aspect of uses. They have no business commitments as yet and this application has been filed as closely as possible to conform to the master plan. Mr. Wells said he expected that E.C. uses requirement will be changes as the area develops and he sees nothing wrong with the present B-2.

Mr. Davis inquired how much access there would be along Wilmington Pike. Mr. Campbell said there was complete access, 825 feet, that the restriction is to the property to the north for limited access.

Mr. Maxton moved, seconded by Mr. Tate, that this request Z-72-14 be approved. The approval was unanimous.

#### New Business:

Z-72-15 This is a request by Edward Wainscott for himself and as agent for five property owners to rezone various tracts totaling 1.675 acres and lots 112, 113, 114 and 115 of Weidners Second Addition together with a previously vacated 25 foot street adjoining lot 112 on the east side from Centerville R-2 and R-3 classification to Centerville Architectural Preservation District classification. Maps and drawings were displayed at this time and a public hearing scheduled for the Sept. 26 meeting at 7:30 P.M.

V-72-12 This is a request by Martin F. Bordewisch, 5009 LaFrance Pl. for a variance for the property located at 5009 LaFrance Pl. to attach a two car garage to the present dwelling to reduce the front setback of 60 feet as required to 40 feet. A public hearing date was set for 8:00 P.M. September 26, 1972.

#### Informal Discussion of Land-Use Plan

Mr. Winterhalter, City Planner, presented a comprehensive plan and land-use survey. The present area of Centerville is just under 6000 acres while there is 20,531 acres in entire Township. Centerville is 2/3 developed while the Twp. is 1/3 developed. 1% of the land is zoned industrial in Centerville. He believes that there should be about 4% zoned industrial rather than the 5% as shown on the Master Plan. He recommends 4.2 or 4.3 % for retail sales uses. We have 7% zoned commercial. He suggests not taking away any business zoning but to be very selective in the future of further business zoning. He also recommended that we exercise subdivision control within the three mile area of the City. There were many other points made by the Planner but a written text will be submitted when complete. He advised that a new sign section of the ordinance is being prepared following somewhat the Montgomery County sign regulations which has specialized breakdowns of use.

The Planner suggested that zoning districts be broken down more than is presently done, for example, an office type district, perhaps separate research and industrial districts.

There was no further business before the Commission and the meeting adjourned at 10:55 P.M.

(Mr. Wells advised he would not be available for the Sept. 26 meeting.)

J. Smith