

REPORT OF THE MEETING OF CENTERVILLE  
PLANNING COMMISSION WITH THE CITY OF  
BELLBROOK OFFICIALS.

This meeting was held on Tuesday, November 21, 1972 at 7:30 P.M. at the Centerville Municipal Building, 100 West Spring Valley Road, Centerville. Present were Mr. Harold Wells, Bruce Baker, Elmer Tate, Gary Maxton, John Myers, of the Centerville Planning Commission, Karl Schab, City Engineer, Robert Winterhalter, City Planner and James Smith, City Manager

Those attending from Bellbrook were John W. Koon, David Holmes and Mr. Gilbert of the Bellbrook Planning Commission, Mrs. Rosalie Beers, Secy. to the Planning Commission and Mr. Robert Yeager of the Bellbrook City Council.

The City Engineer reviewed the area which drains into Bellbrook from Centerville from maps which had been provided by the Woolpert Company. There is a total of 1026 acres which drains from the north and west through the Paul Lapp property into Bellbrook at one point near Bellbrook's Tampico Trail. Approximately 235 acres of this total acreage is in Greene County and Bellbrook.

Bellbrook presently has plans for a 15 acre Shopping Center Development in the southeast corner of Wilmington Pike and Rt. 725, 50 acres set aside for business on what is known as the Weller Farm; 20 acres for apartments in the southeast corner, and a possibility of a court ordered rezoning of 60 acres for a 900 unit multi-family development, all draining into this area. Centerville has 10 acres zoned business in the northwest corner of Wilmington and Rt. 725, 25 acres in the Paul Lapp land plus the multi-family in the Paul Lapp area.

Bellbrook indicated that there was a lack of cooperation between the Greene County Sewer District, the Montgomery County District and the City of Bellbrook as to information being made available.

Bellbrook suggested that we explore the possibility of forming a Bellbrook-Centerville storm sewer district involving this area. The feasibility of building a reservoir in Centerville to act as a holding basin for runoff water in the Paul Lapp area was also mentioned. The present small lake areas on the Lapp property are not of sufficient size to have sufficient holding capacity to allow slow release of runoff. Bellbrook recommended a joint engineering study of the area to solve the drainage problem. Our City Engineer did meet with the engineering firm of Bellbrook, Kraft-Shaw & Weiss, prior to this meeting to explore the problems.

A decision was reached to submit to each other their zoning requests in an area along Wilmington Pike approximately one mile east and west. There is an action in Greene County courts now pending to rezone some 60 acres in the vicinity of Wilmington Pike and Rt. 725 to allow construction of 900 multi-family units.

Bellbrook was given copies of the Centerville Zoning Ordinance and the Master Plan. They are to submit the same data to Centerville.

Another meeting between the two bodies was scheduled for January 23, 1973.

