

*Approved 30 Nov. 71*

CENTERVILLE PLANNING COMMISSION

SPECIAL MEETING

October 19, 1971

A special meeting of the Planning Commission was held on October 19, 1971, at 8:00 P. M. Members attending were Harold Wells, Chairman, Gary Maxton, Nevin Elliott, Robert Ackerman, Bruce Baker, John Davis, City Manager James Smith, and Consulting Engineer Karl Lewis.

The first item of business was a request for curb cuts by Cassano Enterprises and Sandys. Attorney Roland Eichner explained the request for two 21 foot lanes with a 2 foot divider between them. Mr. Elliott proposed in and out arrows painted on the street.

A motion was made by Mr. Maxton, seconded by Mr. Elliott, to agree to the curb cuts as shown on the revised drawing dated October 13, 1971 with the following additions:

- a. in and out signs
- b. in and out arrows painted on the pavement
- c. the south curb cut will be the entrance and the north curb cut the exit.

The motion passed 6-0.

PO-71-6 Discussion was held on the proposed Architectural Preservation District. Mr. Wells presented proposed revisions. The uses in the architectural district would be either those of the existing ordinance or the ordinance that creates the district may set up new sub-districts. He also proposed a change requiring three members of the five man Board vote affirmative to take actions.

The motion was made by Mr. Baker, seconded by Mr. Maxton, to recommend to Council the ordinance with amendments. The motion passed 6-0.

November 30, 1971, 7:30 P.M., was the date reset for Public Hearing of request Z-71-17. This was a request for business zoning surrounding the Lagedrost farm.

The meeting was adjourned by Chairman Wells to begin a scheduled work session.

Notes on Work Session to Review the Thoroughfare Plan South of A-B Road Adjoining Green County.

1. The properties involved were the Paul Lapp property and Black Oak property.
2. Mr. Robert Archdeacon explained the proposal. His recommendations were:
  - a. a reduction of the multi-family request on the Lapp property to 35 acres and 300 units.
  - b. Black Oak agreed to withdraw their request for multi-family and go with single family with or without a thoroughfare. However, if a thoroughfare was required, they desired some construction cost relief.
3. Mr. Jack Jenson of T.C.C. reviewed their plans for the future development of Wilmington Pike in the area of its intersection with A-B Road. He felt that:
  - a. Wilmington Pike should curve to the east south of A-B Road and intersect again with existing Wilmington Pike at a suitable distance for a traffic light.
  - b. Funds were not currently available for project in the near future.
4. Mr. Elliott questioned the need for extending proposed Rooks Road northward since Clyo Road and Wilmington Pike could carry the traffic.
5. Discussion was held concerning cost and potential of the proposed Rooks Road. Mr. Lewis of Miami Engineering stated that he estimated construction cost of \$100,000 to carry the road through the park property south of Black Oak. This did not include property acquisition and further would require about a 12% grade.
6. The Planning Commission discussed further problems of construction of proposed Rooks Road south of Centerville Station Road due to rough terrain.
7. The Planning Commission decided that:
  - a. the potential construction costs make proposed Rooks Road to have little chance of ever being built.
  - b. the proposal of Black Oak to request a residential development plan and to propose a park was a suitable way to go.
  - c. the Lapp property road system needed careful study.
8. Mr. Baker stated that he felt that the Lapp property

should have a park as shown on the Master Plan. Further, he felt that due to road changes much less multi-family zoning was now necessary. Mr. Wells stated that he agreed that less multi-family zoning was necessary, a park was definitely necessary, but ruled that the zoning part of the Lapp property had already passed the Planning Commission and should not be further considered. Our request from Council was to consider the roadway system. The Planning Commission agreed that this ruling was correct.

9. The Planning Commission felt that a road leading from Black Oak north through the Lapp Property should turn east and intersect Wilmington Pike south of A-B Road at an appropriate distance. It should not be a major artery.

10. Paul Lapp explained that he did not necessarily agree with the recommendation of the Planning Commission and related some of the problems in getting Green County to move on the Wilmington Pike extension.

11. The Planning Commission agreed to have a meeting with Black Oak people on November 16, 1971, to discuss the Clyo Road property.

12. Mr. Wells presented a proposed change in the curb cut ordinance.