

Regular Meeting

October 26, 1971

7:30 P.M.

This meeting was held at the Magsig Building of the High School, W. Franklin Street, Centerville, Ohio.

Members present were Harold Wells, Chairman, John Davis, Elmer Tate, Gary Maxton, Bruce Baker and Robert Ackerman. Nevin Elliott was absent.

Mr. Clark Turner, Miami Valley Regional Planning Commission was present in an advisory capacity. City Manager James Smith was present.

Those present in the audience were Roland McSherry, Russell Miller of the Park Board, Mr. Chas. Abromovitz of Woolpert Co. Mr. David Tipton, Darrell Williams and Jim Stone, reporter of K.O. Times. *Mr. Larson + Mr. Queeney*
arrived later.

Mr. Wells outlined the purpose and intent of the proposed plan, the land use plan, transportation plan and the community facilities plan. He stated the planning objectives of the City which are; (1) to make Centerville a desirable place to live, (2) make a range of choice of living, recreational, educational and employment combinations, (3) provide for a well-balanced community with essential facilities, services and facilities and conveniences with residences as well as an economic base strong enough to justify the amenities, and to provide a roadway system to serve the existing framework as well as planned future facilities.

Mr. Wells explored the background of the means used to devise the plan and stated its purpose as being "not to zone at the present time but to be a guide in future zonings".

Mr. Wells then explained in detail the present zoning as well as the proposed zoning in both Centerville and the Township. At the conclusion of Mr. Wells presentation the meeting was opened to those in attendance in the audience.

Mr. McSherry questioned any possible time limits in zoning changes and the possibility of changing from one category to another, for example, reverting to a former zoning classification when it is found that the present zoning is not feasible.

Clark Turner, MVRPC, explained the differences between a comprehensive plan and a zoning plan and defined the various zones of planning, the legal zone, (what it is at the present time), the transitional zone and the holding zone, extensive areas placed in a category with the knowledge that later it will need to be rezoned to a more practical use. He stated that the pressure at the present time is for multi-family zoning and that rezoning from industrial zoning to multi-family is much easier to accomplish than is a change from single family to multi-family.

Mr. McQueeney asked if the 'Plan' would go to City Council for a public hearing, the answer being that it would not. It can be adopted by the Council as a resolution.

Mr. L.B. Larson, Centerville-Station Road remarked that the eastern boundary has a road which goes nowhere and there is a bridge at the end of Station Road which is in Greene County which will require their cooperation. He also questioned the origin and destination of traffic in the area, and if it was expected to go north on Wilmington Pike or west from

this area. He also asked if the northern option from Black Oak into Centerville-Station Rd. still open?

Mr. Miller, Park Board, questioned the status of the ordinance which would allow the developer to put land into the park area? Mr. Wells answered that this is the residential development plan which has not been carried forward. MVRPC is talking of a Planned Unit Development section for our ordinance and will take another look at this aspect.

There was no opposition to the plan expressed by those present.

Mr. Wells then requested a motion to adopt this plan. Mr Tate so moved, seconded by Mr. Davis with a unanimous decision to so adopt the plan and present it to Council.

There being no further business to come before the Commission the meeting was ajourned at 10:00 P.M.

The next scheduled meeting of the Planning Commission is November 16, 1971 at 8:00 P.M.

A handwritten signature in cursive script, reading "James Smith". The signature is written in dark ink and is positioned in the lower right quadrant of the page.