

CENTERVILLE PLANNING COMMISSION

Special Meeting

A Special Meeting of the Centerville Planning Commission was held on June 16, 1971. In attendance were Bruce Baker, John Butler, John Davis, Marion Loemker, Elmer Tate, Harold Wells, City Manager John Griffin, Acting City Engineer Donald Williams.

On Motion of Mr. Baker, seconded by Mr. Davis the Minutes of the April 13, 1971 Special Meeting were approved by the 4 members voting; Mrs. Loemker and Mr. Butler, having been absent from the Meeting, abstained.

On Motion of Mr. Butler, seconded by Mr. Tate the Minutes of the May 11, 1971 Special Meeting were unanimously approved corrected as follows: On page 3, Section 3, concerning request for Variance V-71-6, the last sentence should read "On Motion of Mr. Elliott, seconded by Mr. Tate; this Request for variance was approved for a period of 1 year by a vote of 6 to 1. Mr. Baker voted against the Request.

On Motion of Mr. Baker, seconded by Mr. Davis, the Minutes of the Regular Meeting of May 24th were unanimously approved.

1. (Z-71-9) On Motion of Mr. Tate, seconded by Mr. Butler this Request for Rezoning 20.773+ adjacent to Black Oak Estates from Washington Township R-3 (30,000 sq.ft. single-family) to Centerville R-1 (20,000 sq.ft. single-family) was unanimously recommended to Council for approval.

In discussion prior to the above action, it was noted that the Planning Commission felt that contrary to the illustrative lay out used to support the Rezoning Request, consideration should be given to connecting Black Oak Drive out to Clio in a west, north-westerly direction. At the Public Hearing, residents of the street had indicated a preference for such an outlet. However it was also noted that care should be taken to prevent a "raceway" connection through Black Oak Estates to Green Brier Road and on to State Route 725 and Wilmington Pike. It was agreed that until such time as Clio is widened and its intersection with 725 improved, any alternate through path which Black Oak Drive will be, will be used by through traffic and every effort should be made to minimize its adverse affect. Particular attention was called to the poor visibility situation inherent in making a left hand turn from Black Oak Drive onto Bigger Road.

It was also noted that a connection between Black Oak Drive and Raintree Road was considered desirable.

2. Various dates for a public hearing on the Master Plan were discussed and the City Manager was asked to determine the availability of space at either Tower Heights Middle School or Stingley Elementary for July 20th or 21st.

Neither Mr. Dale Bertsch or his Representative from the Miami Valley Regional Planning Commission were present at the Meeting to assist in discussion. It was suggested that they be asked to set a date for getting together at their convenience since they had so much trouble making the Planning Commission Meetings.

3. (V-71-9) A Public Hearing was scheduled on June 28, 1971 at 8:00 on a Request from R. Edwin and Antoinette M. Alexander, 38 Blackstone Drive, for a variance from the building set-back requirements on a home being built at 7601 East Von Dette Circle.

4. (EC-71-2) Review and decision was scheduled from June 28, 1971 on a Request from Shakey's Pizza Parlor for approval of a sign location on their restaurant at 6090 Far Hills Avenue.

There being no further business on the Agenda, general discussion ensued.

The City Manager was asked to call Council's attention to the very hazardous traffic situation now existing on Alex-Bell Road in front of the new apartments. An unidentified resident was present who spoke up to say that he was there to ask that some more adequate way of indicating that the new lane ended just over the hill be devised. He described a close call he had had with a truck moving over to let him pass then cutting back in front of him when he realized the lane ended and he had inadequate space to stop.

General discussion on the Master Plan was undertaken.

There being no further business, the Meeting was adjourned. Next Regular Meeting scheduled for June 28, 1971 at 7:30.

Respectfully submitted

Marion Loemker,
Secretary