office as submitted

CENTERVILLE PLANNING COMMISSION

Special Meeting

September 14, 1971

This special meeting of the Centerville Planning Commission was held on September 14, 1971. In attendance were Chairman Harold Wells, Robert Akerman, Bruce Baker, John Davis, Elmer Tate, Gary Maxton, and Act. City Manager James Smith.

Chairman Wells advised that election of a new Chairman, Vice Chairman, and Secretary are to be put on the agenda of the next meeting. He further advised that carried over old business concerning Woods, Hewitt Property, and Greenbriar Commons would be discussed tonight.

WOODS: Robert Archdeacon, Woolpert Engineering, presented the plans for development of west side of Bigger Road, south of proposed I-675. The City Engineer has reviewed the plans and suggested changes in the storm sewer. He wants the sewer piped along Bigger Road and also extended west to the property line. The City Engineer signed the plans.

The Commission and Robert Archdeacon discussed the barricade curb vs. the roll type curb. Mr. Baker suggested the use of the barrier curb at corner lots for a distance of approximately thirty feet. The decision was that the barricade type curb is impractical. It should be noted that this was brought before Council previously and they took no action on the question. Upon assurance of Mr. Archdeacon that the suggested engineering changes were accepted and implemented, Mr. Tate offered the following motion followed by Mr. Akerman's second, to recommend to Council the issuance of a zoning certificate for the Woods, with a finding by the Commission that the public health, safety, morals, and general welfare of the City will not be substantially adversely affected by the establishment of the use on the tract of land proposed for that purpose and that the Commission has obtained the development plan, sub-division, plat, and other required information. The roll call resulted in unanimous approval. Auctory and the formation of the call resulted in unanimous approval.

A discussion with Ned Haverstick ensued pertaining to an ordinance requiring B-l zoning areas to screen against all residentual was tabled by Council. There was a discussion concerning the length of time abzoning certificate is valid. The City Attorney is reviewing this question at the present time.

HEWITT FARMS: Mr. Archdeacon reviewed this again for the Commission. No copies of plans were distributed to the individual members of the Commission. The engineer has reviewed and approved the plans and added a ideceleration lane on Bigger Road, similar to that in the 'Woods'. At this time, no landscape plans were presented.

A screening question arose. No landscape plan has been drawn at this time. They are only asking preliminary plan approval. No final approval can be granted until the landscape plans are presented and approved. The decision was made that no partial approval can be granted at this time. The question of plantings arose. A twelve foot strip is provided and should be twenty feet in lieu of a wall or fence. Mr. Maxton recommended waiting to approve until all plans are available to the Commission and to defer action until that time. The Commission discussed and are concerned about the landscape. It was deferred

until complete information is presented and the landscape question resolved. Action taken: None, deferred until complete plans presented.

GREENBRIAR COMMONS: This development plan had been sent to Council with approval by the Commission, but returned due to failure in motion the disclaimer concerning health, welfare, and safety of citizens if approved. Plan still needs changes before final approval can be given. They were given preliminary approval previously, however, no final approval. Chairman Wells explained the deficiencies in the plan concerning access and egress. The Council has questioned as to where the entrance is located on Alexandersville-Bellbrook Road. The Commission recommended a revision of street layouts in the area. The preliminary plan was approved subject to revision recommended. Provisions for better traffic flow are needed. Mr. John Davis indicated dissatisfaction with procedures where plans are presented and pressure put on the Commission to approve quickly without time for sufficient consultation by the Commission and Council. Moreover, the Manager has the responsibility to check on the development in progress and ascertain the correctness of same and keep the Council informed. He feels this is undue added responsibility which should not have to be assumed by the Manager.

Chairman Wells stated that the developer should come in with a revised plan at the next meeting for the Commission's consideration. Acceleration and deceleration lanes should be considered.

Action: None, returned to developer.

Mr. Gary Maxton raised the question as to clarification as to the Commission's powers, duties, limitations, and authority. The mechanics of appeals of the Planning Commission were discussed.

Mr. Bruce Baker brought up rezoning in Black Oak. An ordinance needs prepared to rezone from B-2 to B-1. The ordinance is already prepared for Black Oak and only title will need changed. It should be noted that this rezoning change,(Z-71-10), has already been set for public hearing by Council. Believes that it will be most practical for the Planning Commission to initiate this change at a later date.

Mr. John Davis asked consideration of the rezoning of land at the end of S. Village Drive. The Davis Company wanted to donate the strip to the city but reserve an easement into S. Village Drive. Mr. John Davis recommended to the citizens of Village South to request the Planning Commission to rezone. Mr. Davis is acting as representative of those citizens. He requested legal advice as to what can be done.

There being no further business for the Planning Commission, the meeting was adjourned. The next regular meeting will be held on October 26, 1971.

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