

*approved as submitted
28 Sept 71*

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.

Authorize issuance of zoning certificate

A discussion with Ned Haverstick ensued pertaining to an ordinance requiring B-1 zoning areas to screen against all residential was tabled by Council. There was a discussion concerning the length of time a zoning 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 deceleration 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

