

Approved Nov. 30, 71

SPECIAL MEETING

CENTERVILLE PLANNING COMMISSION

NOVEMBER 16, 1971

A Special Meeting of the Centerville Planning Commission was held November 16, 1971. In attendance were Gary Maxton, Elmer Tate, Nevin Elliott, John Davis, Vice Chairman Bruce Baker, and City Manager James Smith.

Presentation of the Preliminary Plan of Black Oak V Extension under Centerville Residential Development Plan was presented by Bob Archdeacon of Woolpert Engineers. The plan calls for 56.4 acres, of which 44.3 acres are in lots, 4.6 acres are in streets, and 7 1/2 acres are in a park. The plan calls for 90 lots on the 44.3 acres. The primary discussion centered on a request by the Washington Township Park District to have the developer give up approximately 3 lots north of the park as suitable access. The Park Board felt:

In accordance with previous practice, and in conformance with good park planning, there should be about 300 to 400 feet of frontage on the north side of the park. Unless an inviting frontage is provided to the north, the park will not be an effective part of the neighborhood and will not serve to beautify that area of the city, but will only be an extension of the backyards that adjoin it.

The Planning Commission felt that:

1. There was considerable access on the south along Centerville Station Road for access.
2. There was access through one lot and one ten foot strip from the north.
3. This particular park was not completely surrounded by a development with a minimum of public access.

Mr. Elliott moved that the preliminary plan be approved as presented. It was seconded by Mr. Davis. The motion passed 5 to 0.

Mr. Ron R. Kronenberger presented his Preliminary Plan for 5 lots along East Centerville Station Road south of Black Oak V. All the lots are along Centerville Station Road and 1 lot is extremely long and narrow. Mr. Kronenberger stated that the northern half of lot # 2 was mostly a gully and suitable only for park and recreation purposes. His intention was to sell this to the Park District. The Planning Commission considered the shape of this lot and the need for future access to the northern half. The Planning Commission felt that land should be donated to the City along Centerville Station Road for future road widening. There was discussion held concerning lack of proper description by meets and bounds on the drawing.

It was moved by Mr. Elliott, seconded by Mr. Davis that the Preliminary Plan be accepted subject to the following:

1. The developer provide a suitable figure of money to be held in escrow for future road widening.
2. The developer provide a drawing with proper description by meets and bounds.
3. The land crossing the gully be officially part of lot #2.
4. A suitable amount of land be given as right-of-way to the City for future road widening.

The motion was passed 4 to 1, Mr. Maxton opposing.

The City Manager passed out copies of a proposed Curb Cut Ordinance and a proposed Architectural Preservation District Ordinance for study. There being no further business, the meeting was adjourned in order to begin a work session on a Proposal by Black Oak.

Notes on Work Session concerning Black Oak Proposals along Clyo Road:

Bob Archdeacon presented the latest Black Oak proposals for the remaining 75.7 acres of the original 123.6 acre development. This proposal was for 13.5 acres of single family units with the balance to be green space and 650 units of condominium housing in 62 buildings. This 62.2 acres of multi-family housing combined with 13.5 acres of single family would give 8.6 units per acre for the development. Further, if the 123.6 acres were considered, the overall density would be about 6.0 units per acre. The large amounts of green space adjacent to the multi-family units would potentially contain one or two small ponds.

The Planning Commission felt that the overall density of the project was too high and they questioned the location of multi-family units in the northeast section. A proposal to change 10 acres of multi-family to Centerville Business B-2 was discussed. The increasing number of requests for multi-family zoning in Centerville was discussed. Mr. Archdeacon pointed out that condominiums might be the only alternative for housing for young people, newlyweds, or the elderly. The Planning Commission discussed the developers' reasons for requesting the rezoning. These were primarily economic due to high land cost. The Planning Commission discussed the possibility of giving a 10 acre park to the Park District. In general the Planning Commission felt that a density of 5 units per acre would be suitable for this region. It was definitely agreed that some units of multi-family were justified along Clyo Road due to the nature and the intended future use of this road.