

Approved Jan. 4, 1972

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

November 30, 1971

The regular meeting of the Centerville Planning Commission was held November 30, 1971. Present were Robert Ackerman, Bruce Baker, Gary Maxton, Nevin Elliott, Elmer Tate, Chairman Harold Wells, and City Manager James Smith.

Mr. Siebenthaler of Siebenthaler Nursery presented a proposal for widening the existing curb cut along State Route 48. The request was to have both an in lane and out lane. The reason for the request was that there had been two serious accidents at this location in the past. Each lane would be 20 feet in width. Mr. Maxton requested a lane stripe running from the center curb deeper into the property to better locate each lane.

It was moved by Mr. Elliott, seconded by Mr. Ackerman that the motion be passed. The motion carried 6 to 0.

Z-71-17 A request from the In-Sharp Development Company to rezone 52.654 acres from Centerville R-1 classification to Centerville B-2 and Entrance Corridor classification. This property is situated along the north side of A-B Road approximately 40 feet east of Loop Rd. Mr. Charles Abramowitz of the Woolpert Company explained the request. He said:

request of Mr. Holtz dedicated and contribute to complete

1. The property is completely surrounded by suitable barriers to separate and isolate it from any adjacent residential housing.
2. The entrance corridor portion was requested to give Centerville maximum control of entrances off A-B Road in a very dangerous section.
3. There were several interested parties considering business or commercial development in this area.
4. The natural drainage is to the SE eliminating possible draining problems during construction.

Mr. Baker stated that future planning of the Lagedrost property which this property surrounds should be discussed concurrently and perhaps rezoned by the Planning Commission. He also felt the historical significance of the Lagedrost property should be considered. Mrs. Lagedrost requested that the Planning Commission not rezone her property prior to January 1972. Mr. Wells explained it was impossible for this to happen that quickly. Mr. Elliott questioned the possible steep rise of the road which connects to Loop Road. Mr. Abramowitz explained that cutting and filling would be required. He stated there would be no construction of an additional lane along A-B Road, but that the additional lane would be dedicated. *Will take action at meeting > 28 Dec. 71 - (date changed)*

Mr. Sid Roach, Assistant Superintendent of Centerville Schools, briefly discussed proposed plans for the new high school. Their architect was unable to be present and therefore more detailed drawings would be available at the next meeting. Mr. Wells explained several points about school sites and parking which Centerville requires.

Z-71-15 A request by the R & R Development Co. to rezone 7.52 acres on Wilmington Pike south of the Kettering Corp. line from Wash. Twp. R-4 to Centerville classification B-2. Mr. Rippe explained that the request was for B-2 rather than B-1 to allow service stations and more potential commercial flexibility. Mr. Maxton felt it reasonable to have B-2 on the eastern portion and B-1 on the western portion. Mr. Wells explained that an access road to property on the north was required and suggested it be located adjoining the requested B-2 area and the requested R-2 area. Mr. Rodenbeck presented information from the State showing that no road could be constructed between proposed Clys Road and proposed 675 which would intersect with Wilmington Pike.

It was moved by Mr. Elliott, seconded by Mr. Tate to approve the request for B-2 zoning. The motion passed 5 to 1. Mr. Maxton opposed. *Guarantee Clys Rd running west with from this developer. Have R/R guarantee Clys Rd. Jeff Johnson Feb 7, 72*

Z-71-18 A Public Hearing was set for Jan. 4, 1972, on a proposal to rezone several houses along A-B Road across from Gold Circle from R-2 to R-4 with conditional use for residential office use.

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The record plans for Black Oak 4, Section 1 were discussed. Mr. Archdeacon of Woolpert Co. explained the proposal. He pointed out a swail to drain to the northeast. He stated sidewalks are on the north side of Black Oak Drive and on the west side of Bird's Eye up to the cul-de-sac.

It was moved by Mr. Elliott, seconded by Mr. Tate, to approve the request subject to review by the City Engineer and subject to determining the amount of bond. The motion passed 6 to 0. *Approved*

A revised record plan for Rose Estates, along Sheehan Road, was presented with a request to change a street name from Marsha Way to Marsha Jeanne Way because of a duplication in Dayton. The Post-Office Dept. has been contacted and approved the name change. It was moved by Mr. Wells, seconded by Mr. Baker to approved the request. Motion carried 6 to 0. *Paul Ann Fowler 71*

EC-71-4 An application was approved for a sign permit in the Entrance Corridor District on N. Main St. south of N. Village Dr. on a building construction by Kostic Const. Co. which lies the first south of the present Ponderosa Restaurant. The sign is to be placed on the wood facia on the front of the building.

The motion was made by Mr. Maxton, seconded by Mr. Baker to approve the application. The motion passed 6 to 0.

A record plan for two lots along Normandy Lane adjacent to Terrace Villa was presented by Mr. Sweetman. This is the former Collins and Will properties combined. The proposal is for a private street dividing the four acres into six lots. They will bring in a six inch water main. The cul-de-sac at the end of the street will have a 30 foot radius. Mr. Elliott questioned the location of a home over the sanitary sewer. It was explained that house location would allow only driveways to cross the sanitary sewer. The developer would not agree to build the street to Centerville standards. The area would not be platted but described by meets and bounds. The Planning Commission saw no problems in the plan and Mr. Wells approved it. *W/C APPROVED*

SIGNED

CC-4-71 An application was approved for two curb cuts on Loop Road by the J. Davis Co. and the Chrysler Realty Corp. This is for a proposed development at the west side of the present Voss Chevrolet property and east of Bill Knapp Restaurant. The request was for two 30 foot curb cuts. It was moved by Mr. Tate, seconded by Mr. Elliott to accept the proposal. The motion passed 6 to 0.

The minutes of the Sept. 28, Oct. 12, Oct. 19, and Nov. 16 were approved with minor corrections.

The meeting was adjourned by Chairman Wells.