

*approved 1-27-70
as corrected.*

CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held on January 12, 1970. In Attendance were Harold Wells, Elmer Tate, Nevin Elliott, Willis Creamer, Bruce Baker, City Manager-John Griffin and Frank Williams- City Engineer. John Butler was absent.

The Minutes of the Meeting of December 11, 1969 were approved.

A. A Public Hearing was held on an ordinance to amend and supplement the Centerville Zoning Ordinance No. 15-61 by establishing an Historic Preservation District and an Historic Preservation Commission.

1. Harold Wells read and reviewed the proposed ordinance. Comments from the Planning Commission were as follows.

- a. Mr. Wells explained the last sentence of section G-1. The Planning Commission shall not review actions of the Historic Preservation Commission in regards to board of zoning appeals review. The paragraph will be corrected to show this meaning and its intent completely clarified.
- b. Mr. Baker stated that this Commission should be a branch of the Planning Commission since Historic Preservation Districts are zoned "in the manner required for amendments to this ordinance," meaning according to ordinance No. 15-61. It is felt that the Preservation Commission could also work as a branch of the City Council.
- c. Mr. Wells explained that the intent is to first establish a Preservation Commission and, after they extensively study Centerville regions, they will then recommend Historic Preservation Districts.
- d. The absence of any local Historic Associations was conspicuous and noted by the Planning Commission.
- e. Members of the audience generally asked about the advantages to Centerville of such an ordinance.
- f. Mr. Elliott felt that four members of local historic associations was too many historians. It was proposed that the Commission be seven persons and five members be selected based on qualifications in general along with the Mayor or Deputy-Mayor and a Planning Commission member.
- g. *It was discussed that the P.C. could administer the historic preservation districts. ^{and use the} ~~same services~~ ^{of historic organizations} ~~held~~ as assistance.*

B. Discussion was held on the Special Use District Request of Loring Duff, 7400 Pinefrost Lane.

1. The Planning Commission felt that the proposed changes were not significantly different from Mr. Duff's previous proposal which the Planning Commission had turned down. However it was agreed that those lots of Mr. Duff's near small, adjacent lots deserved to be small, while lots adjacent to large, already built-on lots, should be larger. It was agreed by all that Mr. Duff should submit several drawings showing alternate proposals for his land. The Planning Commission would review these on January 27, 1970, in order to try to find a suitable solution to Mr. Duff's request.

Mr. Griffin also reviewed the soil conditions in the area where Mr. Duff proposed a drainage basin for his lake. The Planning Commission felt this part of his proposal needed serious consideration.

C. The Planning Commission discussed the request of The First National Bank of Centerville for rezoning from R-3 to B-1 at Zengel Drive and Far Hills.

1. Mr. Griffin explained his drawings for the traffic plan at this intersection. Signs would be erected along Rt. 48 saying "entrance only" to control any potential exiting traffic.
2. Mr. Ron Shubert, 55 Zengel Drive, presented about 48 individual petitions from adjacent property owners who were opposed to this rezoning. Several persons accompanying Mr. Shubert were told the public hearing was closed and that they could not be heard.
3. Mr. Baker presented a sketch showing a proposed apartment layout for the land in question prepared by the owners in 1966. This was considered appropriate and logical, since the discussion before the Planning Commission was between apartment zoning R-3 and business zoning B-1. Mr. Carl Zengel appeared to disagree and that the drawing of 1966 should not be considered.
4. Mr. Baker stated that due to the large potential traffic which could be generated by a drug store in the Medical Building he was opposed to this part of the plan.
5. Mr. John Doan, representing the applicants stated "The Applicant would withdraw any consideration of a change which would accommodate a drug store and if this Commission reported this favorably to the Council that that limitation and restriction would be recorded in the ordinance itself."
6. The Planning Commission reviewed the checklist which it commonly uses for changes in zoning. Mr. Elliott moved that the request be approved. Mr. Tate seconded the motion. The motion passed 5-0. The Planning Commission requested that a covenant to the ordinance show that no drug store be permitted.

D. The Planning Commission discussed the Plat of Dedication of a portion of Sheehan Road. Mr. Wells moved to accept the Plat. Mr. Creamer seconded the motion. The motion passed 5-0. The Planning Commission requested that the City Manager notify all appropriate agencies of the desires of the Commission concerning the widening of Sheehan Road.

E. The contract with Miami Valley Regional Planning Commission was discussed. Harold Wells moved to accept the recommended contract with a change in Section 8, and to recommend to Council that they approve the contract and appropriate the needed funds. Mr. Baker seconded the motion. The motion passed 5-0.

F. The Planning Commission set a date for a Public Hearing on a request by Mrs. Myrna L. Ryan, 144 Martha Avenue for a day nursery at 110 Lyons Drive. January 27, 1970 was the date set.

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G. Mr. Wells stated that he would recommend Mr. Baker to Council as a replacement for the four year term, of the resigned Mr. Lagedrost, on the Planning Commission.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary