

*Approved 2-18-1970*

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on January 27, 1970. In attendance were Harold Wells, Elmer Tate, Nevin Elliott, Willis Creamer, John Butler, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The Minutes of the Meeting of January 12, 1970 were approved as corrected.

- A. A Public Hearing was held on an application by Mrs. Myrna Ryan for a variation of Section 14 of the Zoning Ordinance. Mr. Roy Boucher, Attorney for Mrs. Ryan, presented the following.
1. The applicant would do the following to make the property suitable for a day care center, following the provisions of figure 9, Ordinance 15-61:
    - a. If requested, erect a 6' by 6' hedge as required.
    - b. Provide on-site parking of one space per two employees and one space per five children. (No on-street parking)
  2. The lot is certainly very unsuitable for residential living due to the immense amount of light showered on the premises by the Payless Gas Station.
  3. The service would follow the public school calendar and operate between 6:30 A.M. and 6:00 P.M.
  4. The plan is for 35 sq. ft. per child indoors, and 65 sq. ft. per child outdoors.
  5. Several letters of endorsement of the school by Centerville citizens were presented and other aspects of the quality of the school were emphasized by Mrs. Ryan.
  6. John Butler questioned whether the Planning Commission could pass the variation request based on the existing Centerville Ordinance.
  7. Mr. James Gilvary - Attorney - Representing Mr. & Mrs. E. J. Son, 130 Lyons Drive, stated that in his opinion the Planning Commission did not have the power granted by the Zoning Ordinance to act on this matter.
  8. About twelve different people expressed verbal opposition and additional written opposition was presented.
  9. Generally all opposition was aimed at protecting the residential character of the neighborhood and avoiding traffic problems.

10. John Griffin explained that an alternative would be to rezone the United Methodist Church, site of the existing school. The school is not permitted in the district where the Church is located.
  11. The Planning Commission felt the answer to the following question was necessary.
    - a. Was the Planning Commission operating properly within the Centerville Zoning Ordinance in considering this request. An opinion of the City Attorney was requested.
- B. Further consideration was made on the request by Loring Duff for a Special Use District under the Washington Township Zoning Resolution.
1. Mr. Duff presented two additional plans for the area in question.
  2. Neither plan was considered acceptable and the Planning Commission discussed why and what changes might be acceptable. They further requested Mr. Duff to present additional drawings for consideration keeping the following suggestions in mind.
    - a. Lots near existing large lots should be larger and lots near the small lots of Black Oak could be smaller.
    - b. This might be accomplished by eliminating only one lot from his current presentations. It might require two lots be removed.
    - c. The drawings presented were still far too close to the drawing which the Planning Commission found unsuitable when they turned down Mr. Duff's request for rezoning several months ago.
    - d. The general opinion of several members was that there might be some reasons for allowing a small reduction from the required 30,000 sq. ft. lots and that an average lot size of about 28,000 sq. ft. might be acceptable.
    - e. Mr. Duff agreed to present further drawings to the Planning Commission at a Special meeting February 18, 1970.
    - f. The Planning Commission also requested further legal opinion from the Municipal Attorney on several points concerned with the request.
      1. Is it proper to hear the Request under Township Zoning?
      2. What procedures should be used - Washington Township or Centerville? and,
      3. Is an ordinance required?

C. Discussion was held on the plan presented by Senate Builders for a residential development plan along Centerville Station Road. Mr. Butler requested a legal opinion of the Municipal Attorney concerning the reduced lot principle being exploited. A public hearing was set for February 24, 1970.

There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary