

approved 3/11/70

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on February 18, 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 27, 1970 were approved.

1. Mr. Wells reported on some recent progress on the Model Zoning Ordinance by the Master Planner.
2. Mr. Wells presented a revision of proposed amendments to the present Zoning Ordinance. This is the amendment on which a public hearing had been held and the changes have been incorporated.
3. Discussion was held on the Loring Duff request for a Special Use District.
 - a. The length of the cul-de-sacs were considered reasonable in length.
 - b. The names of the streets were changed to East and West Von Dette Court.
 - c. Considerable discussion was held on average lot size. The Planning Commission was generally in agreement on an average lot size of about 27,000 sq. ft. The City Engineer had not been able to review the plans prior to the Meeting.
 - d. Willis Creamer moved to accept the Plan of January 30, 1970 with the lots, Nos. 16 and 21, eliminated, and the land evenly divided among the other twenty-five lots of the western part of the plan. John Butler seconded the motion. The motion passed 6-0.
4. The Application by Rote Sign Co. for two outdoor signs for Elder-Beerman was discussed.
 - a. Mr. Creamer moved to accept the proposal. Elmer Tate seconded the motion. The motion passed 5-0.
5. Discussion was held on the proposed rezoning of 100.54 acres located North of the 725-Clyo Road intersection.
 - a. John Griffin explained the opinion of Council and their reasons for returning the plan to the Planning Commission.
 - b. There was some discussion about the Access Road. The Planning Commission decided the access road created more problems of traffic and was not suitable.
 - c. Mr. Baker cited "Background for Planning" pages 183 - 184, and stated that he questioned the urgency at this time for zoning in an area with no sewers and an overloaded sewer system.

- d. Mr. Butler proposed limiting the 48 acres to not over 400 apartment units.
- e. Mr. Baker questioned the use of "Entrance Corridor" with deed restrictions as a light industry zoning classification.
- f. Mr. Butler stated that apartments could potentially spread all the way to Wilmington Pike in an area in which he would prefer office park and light industry.
- g. Mr. Creamer moved to accept the plan as changed by the Planning Commission. Mr. Tate seconded the motion.
 - 1. The access road removed.
 - 2. Allow only 400 apartments maximum in the 48 acre central area.
 - 3. Restrict the North Portion, 33 acres, to light industry or Commercial Park by deed restriction.
 - 4. Restrict the Southern Portion 19.54 acres to no multifamily by deed restriction.

The motion passed 5-1. Mr. Baker was opposed.

- 6. Mr. Griffin discussed a T.C.C. report concerning a review of the thoroughfare plan in the Centerville-Washington Township area. He will send each Planning Commission member a copy.

There being no further business the Meeting was adjourned.

Bruce H. Baker
Secretary