

Approved 3/31/70

CENTERVILLE PLANNING COMMISSION

The Special meeting of the Centerville Planning Commission was held on March 11, 1970.

In attendance were Harold Wells, John M. Butler, Willis Creamer, Nevin Elliott, Marion Loemker, Elmer Tate, City Manager John Griffin and City Engineer Frank Williams. Bruce Baker was absent.

Mr. Butler moved, seconded by Mr. Elliott, that the February 18, 1970 Minutes be approved. On roll call, the Minutes were approved as submitted.

Mr. Wells moved, seconded by Mr. Creamer, that the February 24, 1970 Minutes be approved. Mr. Elliott asked about the variation request from Mrs. Myrna Ryan and Mr. Griffin replied her situation was in limbo and the Centerville United Methodist Church, had not decided as to whether she could stay or not. On roll call, the Minutes were approved.

Mr. Wells indicated the meeting date would be changed to the <sup>LAST</sup> ~~first~~ Monday of the month and the Commission would meet March 31, and then on the regular date of April 27.

Since there were no public hearings, the Chairman called on Mr. Joe Haverstick to discuss the curb cut request from Bill Knapp, Inc., for their restaurant on Far Hills near Loop Road. This item was discussed at the February 24 meeting.

Mr. Haverstick then discussed the various aspects of the two curb cuts. He mentioned the traffic situation and stated he felt that moving the Far Hills drive might be more dangerous further north. Mr. Haverstick talked to the Davis Company representative and they related they didn't know what would go on the corner of Loop and Far Hills. He mentioned the access drive from Loop Road was in the lease for Knapp. The location was 200' north of Loop Road. He expressed concern about the need for a traffic light at Loop and Far Hills. The restaurant would be complete July 15, he said.

Mr. Tate asked Mr. Haverstick if the Company would approve an "entrance only" on Far Hills. Mr. Haverstick felt this might occur naturally, that is, patrons would use the Loop Road for exit, rather than try to exit on Far Hills. To control it, he said, might be more dangerous than not controlling the traffic direction. We will try to control access, Mr. Haverstick said.

The City Manager mentioned that State traffic representatives indicated that developers pay for traffic signals. He added that Davis people approved the curb cut on Far Hills at the southwest corner of the restaurant location.

The Manager then recommended approval of the request, subject to any conditions, because, without knowledge of the proposed use on the corner, some access must be given to Knapp, and, secondly the alternatives were not satisfactory to the present curb cuts.

Mr. Creamer felt the left turns from the restaurant were dangerous and urged some proper control be initiated for the drive on Far Hills. The Manager said the City could install traffic control measures, in reply to a question from Mr. Butler.

Following further discussion Mr. Wells moved, seconded by Mr. Elliott, that the curb cut request for Bill Knapp Restaurant, Inc., be approved subject to "No Left Turns" on the Far Hills exit. On roll call, the Commission approved the curb cuts as shown on the Site Plan drawing prepared by G.A. Belson, Architect, dated 2-9-70, for Bill Knapp Restaurants, Inc. The vote was 6-0.

The next item of business was consideration of changes in the existing Zoning Ordinance. The Commission then reviewed the following among many changes:

1. Section 1: adding R-4 district;
2. Adding a section on zoning at time of annexation;
3. Figure 1, changes in E - C regulations for apartments;
4. Replacing the height restriction in E - C;
5. Open space requirements for R.D.P. proposals under Conditional Uses;
6. Parking spaces, especially regulation of parking in front yards;
7. A new section on landscaping ;
8. A definition of day nursery, following a suggestion by Mr. Creamer.

Mr. Creamer moved that the latest changes to the Zoning Ordinance be recommended to Council. Mr. Butler seconded the motion. On roll call Messers Wells, Butler, Creamer, Elliott and Tate voted aye and Mrs. Loemker abstained.

The Commission then discussed the revised proposed Historical Preservation District Ordinance and the recent changes inserted by the Chariman. The Commission was set as approval authority for such Districts and members discussed specific areas for historical preservation and interest in the ordinance from the public.

Mr. Elliott asked if there was enough to preserve and if surrounding property owners would be affected. Mr. Wells related that the neighbors should have a voice to reflect nearby historical buildings or they could have a negative effect and would not cooperate.

Following further discussion, the Commission indicated that there seemed to be a lack of public support for a Historical District. The City Manager said he would notify the Centerville Historical Society and Chamber of Commerce about the consensus of the Planning Commission.

It was the consensus of the Commission to table the Historical Preservation District Ordinance indefinitely.

Mr. Wells then reviewed the proposed Zoning Ordinance prepared by the Planner. He said that the Ordinance might not be acceptable to the Township and City both and further that additional study was needed. He then said that perhaps we should accept the Ordinance as a model and close out the contract with the Government. Copies of the proposal will be sent to the Commission and Mr. Wells will try to have another Joint Committee meeting for a final review by City and Township Officials.

Mr. Robert Murphy, 166 South Main, briefly discussed the proposal affecting his property in the new Zoning Ordinance. He related that his questions were answered he felt, following the City Manager's written reply to his questions and tonight's discussion. The Land Use Map showed a re-zoning from R-3 to R-1.

The Commission reviewed changes in the present Zoning Ordinance proposed by the City Engineer.

Following a review of the March 31 agenda the Meeting was adjourned.

John P. Griffin  
Secretary, Pro-temp.