

Approved 4/27/70  
as amended.

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on April 15, 1970. In attendance were Harold Wells, John Butler, Willis Creamer, Nevin Elliott, Marion Loemker, Elmer Tate, Bruce Baker, City Manager-John Griffin and City Engineer-Frank Williams.

The Minutes of the March 31, 1970 Meeting were approved.

1. Harold Wells reported on Council's action on business of the Planning Commission. He reported that Council was still in favor of the Historical Preservation Ordinance. This matter was discussed at length by the Planning Commission. The Planning Commission felt more reasons were necessary and asked Council to state these reasons.
2. Harold Wells presented letters from the Park District and the School Board stating that they had accepted the portions of the proposed Master Plan pertaining to them as interim plans until it is finally passed.
3. John Griffin reported on the letter from Dale Bertsch about requesting information from the Montgomery County Sanitary Engineer when rezoning requests come in. Centerville in seven of fourteen cases does not have opinions of the County Sanitary Engineer on rezoning requests.
4. The Curb Cut request of Main Auto Parts and Glass was discussed. The new drawing presented met the requirements of the Planning Commission. Elmer Tate moved that the plan be accepted with the stipulation that the existing curb cut be closed off. Nevin Elliott seconded the motion. The motion passed 7-0.
5. John Griffin presented a report of discussions with personnel of Bill Knapp Restaurants, Inc. Most of the requests of the Planning Commission were met and they would be put in better form prior to further consideration by the Planning Commission on April 27.
6. Discussion was held on the problem of a swim club in Black Oak Estates. It was decided that a development plan need be presented to the Planning Commission and an application for a ~~variance.~~ <sup>variance.</sup> Further opinion of the City Attorney was needed on his interpretation of Section 20, Figure 9. and Section 20 part C. *Might be Required*
7. Mr. James P. McConnaughey and Mr. George Campbell asked for Planning Commission thoughts and opinions to a proposal for apartments in an area east of Village South and South of Red Coach North on the South side of Whipp Road. The apartments would be luxury type and very little increase in residential density is expected over the existing zoning. The railroad running through the property makes it undesirable for residences. Large areas of open green space are planned for the area. The forty-eight acres would contain about ~~300-350~~ 300-350 Units according to the developers. Although the Woolpert Company had told them to request Entrance Corridor, after discussion, an R-3 request is considered more appropriate. Further, a Residential Development Plan would also be advisable.

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8. Further discussion was held on proposed changes to the existing zoning ordinance pertaining to Conditional Uses, Parking and Churches. The definition of a "Professional Person" in the ordinance is considered very poor.
9. Several members of the Planning Commission requested copies of the CEE report on Annexation. John Griffin will attempt to secure some.
10. There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary