

*Approved 5-20-70*

CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held on April 27, 1970. In attendance were Harold Wells, John Butler, Willis Creamer, Marion Loemker, Elmer Tate, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The Minutes of April 15, 1970 were approved as corrected.

A. Harold Wells reported on the request of Centerville Council asking the Planning Commission to set a public hearing on the Historical Preservation Ordinance. The Planning Commission set the date of June 29, 1970 for the public hearing.

B. Discussion was held on the Black Oak Swim Club problem. The opinion of the City Attorney was read by John Griffin. Several members of the Planning Commission did not agree with the opinion, however, for reasons of expediency felt that acting on the request for Variance # V-70-2 was a quick and suitable way to proceed. Mr. Creamer moved that a public hearing be set for May 1, 1970. Mr. Baker seconded the motion. The motion passed 6-0.

C. The next presentation involved the request of E & E Properties for a new curb cut to be used by Genuine Auto Parts. Mr. Tate suggested a dual curb cut approach as being most suitable due to location of the building. Mr. Baker felt that the curb cut ordinance was to protect against multiple curb cuts on narrow lots. Mr. Creamer and Mr. Tate both felt that since the traffic could be routed around the building that two curb cuts was the best plan. The developers will redraw and resubmit their plans.

D. The request of James P. McConnoughey and George Campbell was discussed. Their property of 51.548 acres more or less is currently zoned Washington Township R-4 and Centerville R-1. The request is for R-3 in order to build apartments according to a special plan. The Motion to set a public hearing on May 25, 1970 was made by Mr. Creamer. Mr. Tate seconded the motion. The motion passed 6-0.

E. Discussion was held on a request of several property owners represented by Jack Puterbaugh and Attorney Fred Izenson. The request is for rezoning from R-2 and R-3 to B-1. Mr. Creamer moved to set a public hearing for May 25, 1970. Mr. Tate seconded the motion. The motion was approved 6-0. A request by Mr. W. McNeil to be included by letter request was not considered to be a proper way to accomplish this.

F. Mr. R.W. Lundwall - Real Estate Representative, Shell Oil Company explained the changes which they are making on their site at Route 48 and Franklin Street. The retaining wall will not be built at the rear so that traffic could more easily move in and out of the lower level, rear entrance bays. This was previously shown on drawing CR-6673 dated 9/12/69. Further, Shell would pave the Alley where it would be used by Shell. Frank Williams City Engineer, presented his written report and request that the curb along East Franklin be pulled back approximately five feet to be in alignment with West Franklin Street. Shell was in agreement, according to Mr. Lundwall. Mr. Tate moved to accept the proposed drawing CR-6673 as modified by the drawing of Frank Williams dated 4-27-70. The

motion refers only to the parts of the drawing concerned with the curb along East Franklin Street. Mr. Creamer seconded the motion. The motion passed 6-0.

G. A request by National Industrial Development Corporation for a temporary sign at the north east corner of A-B Road was discussed. Mr. Butler moved to approve a sign with a top of not over 15 feet and for a period of one year. Mr. Creamer seconded the motion. The motion passed 6-0.

There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary