

Approved 5/25/70

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on May 20, 1970. In attendance were Harold Wells, John Butler, Willis Creamer, Marion Loemker, Elmer Tate, Nevin Elliott, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The Minutes of the Meetings held April 27, 1970 and May 1, 1970 were approved.

1. Harold Wells reported that the City Attorney had ruled against the opinion of the Planning Commission concerning the Conditional Use Request of Senate Builders Inc., he advised that its plan with reduced lot sizes was in order. However, several lots were considered too narrow and a new plan with these few lots widened would be resubmitted to the Planning Commission.

2. Mr. Richard Higgins, President of Bill Knapp, Inc., presented the latest request concerning the Loop Road entrance. They agree to the following as recommended by their traffic engineer consultant.

1. To increase the radius of approach to 35 feet.
2. To erect a sign on the property "No Left Turn".
3. Paint markings on the pavement as indicated on the drawing of May 4, 1970.

Futher Mr. R. Haverstick, Haverstick Builders, Inc. stated that the curbing as previously recommended by the Centerville Planning Commission would be dangerous to someone turning left from Route 48. John Griffin reported that the traffic engineer he talked with had recommended painting rather than curbing because someone might hit it turning left from Route 48.

Mr. Baker stated that he was not in favor of changing the recommendation of the Centerville Planning Commission made during their March 31, 1970 Meeting. He felt the island was probably no more dangerous than any curb along Route 48 when people turn left into any place of business.

Mr. Higgins stated that even with an island people could avoid it and still turn left.

Mr. Tate stated that by erecting a "No Left Turn" sign and by painting an island to direct turn traffic that the driver is sufficiently warned.

Mr. Tate moved to accept the plan as illustrated by the drawing of Bill Knapp, Inc. dated May 4, 1970. Mr. Elliott seconded the motion. The motion passed 6-1. Mr. Baker was opposed.

3. Discussion was held on the sign request of Bill Knapp, Inc. A Public Hearing on the subject was set for May 25, 1970.

4. The revised request of the Genuine Auto Parts, Co., was discussed. The design shows two curb cuts. The Planning Commission felt that this design was the only workable alternative. Mr. Creamer moved to accept the revision of May 6, 1970. Mr. Tate seconded the motion. The motion passed 7-0.

5. The Final Plat of Oak Creek Four, Section Five was presented by Bob Archdeacon of the Woolpert Co., The Planning Commission discussed the open ditch however it was felt that the concrete bottom satisfactorily solved the problem. Frank Williams, City Engineer, reported on his review of the plan. He stated that pipe costing \$120./ft. would be required to cover the ditch. Also the ditch is

open and paved in Kettering and well kept up by property owners. The Planning Commission waived the required sidewalks and allowed sidewalks on only one side of Overbrook Drive. Mrs. Loemker moved to accept the Plat with sidewalks on one side of Overbrook Drive waived. Mr. Tate seconded the motion. The Motion passed 7-0.

6. The request of the Ed. J. DeBartolo Co. for a theater reader board sign attached to the existing Gold Circle sign was discussed. Mr. Baker moved to accept plan 5763 B dated December 3, 1969. Mr. Tate seconded the motion. The Motion passed 7-0.

7. Harold Wells reported on the Meeting of the Joint Planning Group on the Master Plan. The following were passed on to the Washington Township and Centerville Planning Commissions to review, study and use as they see fit.

1. Background for Planning.
2. Subdivision Regulations.
3. Capital Improvements Program.
4. Comprehensive Development Plan.

The Zoning regulations were considered inadequate and not what was desired by the Master Plan group.

Mrs. Loemker asked what should then be done with the Master Plan.

Mr. Wells stated as a start the Centerville Planning Commission should set-up planning goals. He briefly reviewed some of the planning goals of the master plan group. He felt that the Centerville Planning Commission should establish goals and use the recommendations of the Master Plan to meet these goals.

8. The proposed changes to the existing Zoning Ordinance were presented. Everything was in order and a special requirement for "school, public or non public" acreage and parking was given. The requirement will be based on site standards from NCSC Standards for Planning School Plants 1965, and Report to the Centerville City Schools, undated, titled Suitability of Present School Site and Desirable High School Site Acreage Requirements."

9. Mr. Griffin requested volunteers from the Planning Commission to visit two planned areas near Washington D.C. June 24 and 25. Mr. Creamer and Mr. Baker volunteered.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary