

approved 6/29/70

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on June 10, 1970. In attendance were Nevin Elliott, Willis Creamer, John Butler, Elmer Tate, Harold Wells, Marion Loemker, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

A. A Public Hearing was held on a request by Shell Oil Company for a variance from Section 15, D-1 to locate a sign 11 feet back from the property line. Mr. Walter Lundwall presented the arguments for Shell Oil Company.

1. Part of the problem is due to the fact the Shell Oil dedicated 10 feet of right of way to the city.

2. It is necessary that a sign be properly located in order to be easily seen by traffic coming north on St. Route 48 or east on Franklin Street. Frank Williams presented his drawing and stated where he thought the sign should be located, eleven feet back from the Shell Oil request. Harold Wells proposed a compromise by moving the sign about three feet back to a curb line as shown on the Shell Oil design. Mr. Creamer moved to place the sign back about three feet to the curb line. Mr. Tate seconded the motion. The motion passed 5-1. Mr. Butler abstained in order to observe the actual site again. Mr. Baker was against the motion. Mr. Williams stated that he intended to file a formal appeal to Centerville Council.

B. The date of July 27, 1970 was established as the date of Public Hearing on Revision #4 of the Centerville Zoning Ordinance.

C. Mr. T.R. Price requested dedication of Cranston Court as an alley. The Planning Commission tabled the request and decided to personally observe the site after the meeting.

D. Mr. John Duckro, Westwicke Place, Dayton, 59, requested two curb cuts for his development on the north side of Irongate Park Drive. Mr. Butler moved to accept the request. Mrs. Loemker seconded the motion. The motion passed 7-0.

E. Approval of the Minutes of May 25, 1970 were delayed until the next meeting.

There being no further business the Meeting was adjourned.

Bruce H. Baker,
Secretary