

Approved 11/30/70

CENTERVILLE PLANNING COMMISSION

Regular Meeting

The Regular Meeting of the Centerville Planning Commission was held on October 26, 1970. In attendance were Bruce Baker, John Butler, Nevin Elliott, Marion Loemker, Elmer Tate, Harold Wells, City Manager John Griffin and City Engineer Frank Williams.

On motion of Mr. Butler, seconded by Mr. Elliott the Minutes of the Special Meeting of September 24, 1970 were unanimously approved.

On motion of Mr. Baker, seconded by Mr. Butler the Minutes of the Regular Meeting of September 28, 1970 were unanimously approved with the following corrections: In Section 1 references to Mr. E.J. Son should read Mrs. Son; In Section 9 it should be noted that the ordinance requires sidewalks on both sides of a street and the Commission action recommending approval should indicate this requirement was being modified.

On motion of Mr. Tate, seconded by Mr. Baker the Minutes of the Special Meeting of October 14, 1970 were unanimously approved with the following correction: Fourth paragraph should read "Council will designate etc".

1. On motion of Mr. Butler seconded by Mrs. Loemker, it was voted unanimously to recommend denial of the Request of Charles R. and Mary A. Rush (Z-70-6) for a change in zoning classification from R-2 to B-1 for property on East Spring Valley Road. It was felt that though some type of non-residential use might be in order in view of the changing character of the area, the requested B-1 classification would be too wide open and potentially detrimental to neighboring residential property.

2. On motion of Mr. Tate, seconded by Mr. Elliott, it was voted unanimously to recommend approval of the Request of American Modulars Corporation (Z-70-8) for a change in zoning classification from R-1 to R-3 for 3.291+ acres along the east side of Lyons Drive.

It was felt that the low density multi-family use proposed would be a compatible transition area between the R-1 use across Lyons Drive and the B-1 zone fronting State Route 48. In connection with this recommendation the Planning Commission wishes to specifically call Council's attention to the fact that the development as proposed makes provision for a portion of a street which will ultimately connect Lyons Drive and N. Main Street (State Route 48). The Planning Commission feels that this street is badly needed and recommends that it be designated an officially proposed thorough fare in the position shown on the October 1970 revision of the Map of Centerville. It should be noted that the owner of the property necessary to complete the street is aware of the Commission's recommendation.

3. Russ Miller, of the Park District, reported that the Park District Board has been actively pursuing the negotiation with Zengel Construction Company regarding the provision of a park in the Pleasant Hill Plat, Section 17. Appraisals have been made of the most recently proposed site but no agreements have yet been reached. Both parties indicated that they hoped for resolution by the first of the year.

4. On motion of Mr. Butler, seconded by Mr. Tate it was voted unanimously to recommend approval of the Request of Myrna Ryan (C-70-2) for a Conditional Use of the property located at 132 S. Main Street as a Nursery School. It was noted that the

landscape screening required by the ordinance was not met; however since there is some screening on adjoining properties and since no one appeared from the area to object to the use, the Planning Commission felt this requirement could be waived with the proviso that if additional screening is felt to be desirable in the future it would be installed. As requested at the Public Hearing Mrs. Ryan had submitted a site plan indicating adequate space for a desirable traffic pattern.

5. A Public Hearing on a Request from Thomas G. Forsythe to rezone 3 lots on Far Hills Avenue from R-2 to R-3 with Conditional Use (Z-70-10) was scheduled for November 30, 1970 at 7:30 P.M.

6. A Public Hearing on a Request from George Campbell and James McConnaughey to rezone some 35± acres on the south side of East Whipp Road from R-1 and R-4 (Washington Township) to R-3 (Z-70-9) was scheduled for November 30, 1970 at 7:30 P.M.

7. A Public Hearing on a Request from Black Oak Development Corporation to rezone 148± acres on the east side of Clyo Road from Washington Township Agricultural to R-1, B-2, and R-4 contingent on a total Residential Development Plan (RDP) (Z-70-11) was scheduled for November 30, 1970, at 8:30 P.M.

8. On motion of Mr. Baker, seconded by Mr. Butler it was unanimously agreed to officially acknowledge the active status of Application #Z-70-4 from Edward Rose of Ohio, Inc. to rezone 68± acres on Whipp Road east of Bigger (part of the Oak Creek Development). Review of this proposal is still waiting on decisions from the State Highway Department regarding I-675 right-of-way. The application has been and continues to be held in obedience at the request of the applicant. The City Manager was asked to report on the status of this matter at intervals of no longer than 60 days.

9. It was reported that there is still no definitive information on the request from Jack Mitchell for a proposed subdivision of Lots 12 and 13 in the Benjamin Robbins Plat. Mr. Mitchell's attorney has been requested to discuss the matter with the City Attorney in preparation for presentation to the Planning Commission and so far has not done so.

10. Paul Rodenbeck, Consulting Engineer, representing owners of some 100 acres with frontage on Wilmington Pike was present along with Mr. Joe Rippe, owner, and George Schwary representing the owner of some adjoining property and a delegation from the Parish Council of the newly created St. Francis Parish who are also adjoining owners. Generalized discussions were held to acquaint those interested parties with Planning Commission thinking about land use in this area and concurrently to acquaint the Planning Commission with their thoughts and concerns.

The potential impact of I-675 was discussed and while it was noted that the current Master Plan proposals had not yet been specifically and individually reviewed, the consultants proposals were used as a point of departure for the discussion.

Of particular interest to the Planning Commission is maintaining the integrity of the extension of Clyo Road as proposed in the Master Plan as a major collector thorough fare for land uses suitable to an area intersected by the Interstate and accessible to an interchange. The relative desirability of having business development along Wilmington clustered instead of strung out was also cited.

Having completed the Agenda, the Commission then began a work session on the development of an Office/Residence Conditional Use Category.

Mr. Wells announced a Meeting with the Washington Township Planning Board for Tuesday, November 17 at 7:30 P.M.

The Meeting was adjourned. Next Regular Meeting is November 30th.

Respectfully submitted,

Marion Loemker