

PC  
approved 12-25-69

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on November 12, 1969. In attendance were Harold Wells, Elmer Tate, Nevin Elliott, Bruce Baker, City Manager John Griffin, and City Engineer Frank Williams.

The minutes of the meeting of October 28, 1969 were approved.

- A. A Public Hearing on an application for variance by Richard and Beverly Kiser, 335 Cedarleaf Court, for a pre-primary private school was held. Mrs. Kiser presented their arguments.
  - 1. She states that she contacted a Mrs. List and was told that her nursery was allowed.
  - 2. They do not consider their school a play school or a day care center for children.
  - 3. They follow exactly the Centerville School District time schedule.
  - 4. They are approved by the Montgomery County Child Welfare Association.
  - 5. The maximum enrollment is currently 13 children at any one session.
  - 6. They are not trying to sneak anything past their neighbors. They have advertised in the K-O Times and through the Welcome Wagon.
  - 7. Mr. Weaver and Mr. Kojeci spoke as opposition and Mr. Carmen Bellanca, 305 Cedarleaf Court, and Mrs. Pat Akerman, Cedarleaf Drive, were opposed to the request by telephone to the City Manager. All are homeowners near the applicants.
  - 8. The Kisers were encouraged not to have a nursery prior to construction by the Zengel Construction Company.
  - 9. The Planning Commission felt that there was need for better definitions of schools for small children in the Zoning Ordinance.
- B. A Public Hearing Concerning rezoning 4.358 acres along South Main Street from R-2 to R-3 and sponsored by the Planning Commission was held. Mr. Wells explained the location of the property and reasons for the proposed rezoning. Since only four members were present, no vote could be taken. The matter was tabled until the November 25 meeting.
- C. Discussion was held on the application for variance by Zengel Construction Company. Agreement was made for a satisfactory solution between Zengel Construction Company and Mr. Wilbur Spatz, 50 Poinciana, an opposing neighbor. Mr. Wells made the motion to allow the variance with the roof moved back one bay and the side and front wall lowered to a maximum height of six and one half feet. Mr. Tate seconded the motion. The motion passed 4-0.

D. Request for approval of the record plan and detailed drawings of Black Oak Two, Section Three, was discussed. Mr. Williams discussed his review and recommended approval. Mr. Elliott moved for approval. Mr. Tate seconded the motion. The motion passed 4-0 with the following requirements.

1. The pipe on the south side of lot 296 is extended to the bank of the stream. (about 70-90 feet)

2. Sidewalks are on the south side of Ambridge Road.

E. Request for approval of the record plan and detailed drawings of Black Oak Two, Section Four was discussed. Mr. Williams discussed his review and recommended approval. Mr. Elliott moved for approval. Mr. Tate seconded the motion. The motion passed 4-0.

F. Mr. Harry Misel of the Architectural firm of Misel & Cook presented drawings of an office complex along route 48. The overall concept was discussed. The major point was whether to allow parking in the front of the building. If not allowed, sufficient parking would only be available for two buildings. The Planning Commission generally was in <sup>FAVOR</sup> approval of the parking in front of the building and ~~preliminary approval~~ of the proposed office-apartment complex, ~~was granted~~. The proposal is shown on Misel and Cook drawing, Fireside Office Complex, dated 3 November, 1969.

There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary

Add: December 10 meeting changed to December 11, 1969.