

*approved 12-11-69*

## CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held on November 25, 1969. In attendance were Harold Wells, Elmer Tate, Willis Creamer, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The Minutes of the Meeting of November 12, 1969 were approved.

1. Harold Wells read a letter from Mr. William Yeck, stating that on September 8, 1969 the Washington Township Park District adopted as an interim plan, Map 3 from the combined Master Plan of Centerville-Washington Township.

2. Harold Wells read a letter from the City Attorney, Robert Farquhar, concerning the request of Loring Duff for Washington Township special use zoning. The letter requested that the Planning Commission ask Mr. Duff to consider a Centerville Zoning Classification. The Planning Commission requested John Griffin to contact Mr. Duff, explain the alternatives and encourage Mr. Duff to ask for a Centerville Residential Development Plan.

3. Harold Wells stated that money had been budgeted for assistance to the Planning Commission in 1970 by the Miami Valley Regional Planning Commission, and that perhaps it should be formally requested. John Griffin stated that he would prepare a formal request letter.

4. The Plat of Dedication of Virginia Avenue (a portion) running from Spring Valley through the Kanter Corporation Development to the north was presented. Mr. Archdeacon of the Woolpert Company explained that the storm sewer exit to the west of Virginia Avenue emptied onto land owned by Kanter Corporation and would be piped at a later date. Harold Wells moved to accept the plan including a change on the N.E. corner as shown on drawing 7469 Sheet 2. Bruce Baker seconded the motion. The motion passed 4-0.

5. Considerable discussion was held concerning the request for a variance by Richard and Beverly Kiser. A letter was read from Dr. Donald Overly of the Centerville School System explaining that he interpreted a Pre-Primary School to include all age children below first grade.

a. Harold Wells explained that Kindergartens or day nurseries were not allowed in R-2 zoning districts.

b. The Planning Commission felt that it was not appropriate to allow the variance with a time limit attachment.

c. Harold Wells moved that the request be denied. Bruce Baker seconded the motion. The motion passed 4-0.

d. The Planning Commission requested that the City Manager delay enforcement until May 31, 1970.

6. The Public Hearing was held on proposed amendments to the Zoning Ordinance.

a. Mr. Charles Abramovitz proposed the following changes.

1. Non conforming uses should not be created if possible.

2. Changes in building height in Entrance Corridor should not be changed.

3. Planned Projects should be renamed Residential Development Plans.

John Griffin read letters from several lawyers, representing developers, which requested that apartments be left in Entrance Corridor Classification, however, a paragraph be added that starting with the date of adoption of these changes that no apartments should be considered in this zoning classification.

Stan Paletz of Town Properties stated that the proposed changes created a terrible hardship on their development due to potential problems with lending institutions if existing apartments are non-conforming uses.

Mr. Wells that the proposed changes should be considered by the Commission and Council and that he would report to Council. The Planning Commission was generally in agreement with the spirit of the proposed changes.

7. Request for Public Hearing by First National Bank on their newly proposed building was set for December 11, 1969.

8. Since only four members were present the decision on rezoning 4,358 acres on South Main Street was again postponed.

↖ There being no further business the Meeting was adjourned.

9. It was decided to hold a public hearing on Jan 12, 1970 on the Historic Preservation amendment.

Bruce H. Baker,  
Secretary