

Approved 1/12/70

CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held on December 11, 1969. In attendance were Harold Wells, Elmer Tate, Nevin Elliott, Willis Creamer, John Butler, Bruce Baker, and City Manager John Griffin.

The minutes of the meeting of November 25, 1969 were approved as corrected.

1. A Public Hearing was held on the request of Loring Duff, 7400 Pinefrost for special use under the Washington Township Zoning Resolution. Mr. Duff read a presentation of considerable length describing alleged problems between himself and the apponents to his zoning request, as well as between himself and persons unknown. Claims which may be pertinent to the zoning request are listed below.
 - a. The original group of signatures presented by Mr. C.M. Taylor, 7460 Pinefrost on Mr. Duffs first rezoning request were acquired by presenting only a blank piece of paper to some of the people who signed the petition.
 - b. The average lot size of the request is 34,200 sq. ft.
 - c. The smallest lot size requested is 20,000 sq. ft., adjacent to lots of 13,900 sq. ft. and up, in adjacent Black Oak Estates.
 - d. A seventy-foot wide strip will be used as a drainage area for his lake.
 - e. Mr. R.C. Woodall, 1878 East A-B Road and Mr. A.C. Smith, 1836 East A-B Road both verified Mr. Duffs' claim in item (a) and asked that their names not be considered as signers.
 - f. Mr. Charles Taylor asked if the Planning Commission was considering the request as published.
 - g. Mr. Wells explained that this hearing was concerned with Washington Township Varied Lot Residential Development Plan using Centerville Procedures and the Centerville Zoning Ordinance.
 - h. Mr. Taylor asked if the Planning Commission had studied a topographic map of the area to develop reasons for the requested change. He also asked what the written reasons of the applicant were on his application.
 - i. Mr. Taylor felt the 70-ft. wide drainage strip was not a useful concept for the land and might be a future problem.
 - j. Mr. Taylor stated that he did not present Mr. Woodall a blank petition to sign as Mr. Woodall had stated. He further presented another petition signed by residents of the area against the proposed rezoning.
 - k. Mr. William Hunter, 7280 W. Von Dette, stated he is opposed to the request and further that there are deed restrictions governing the lot sizes of the unplatted ground.
 - l. Mr. Baker stated that the Planning Commission had asked Mr. Griffin to request an application from Mr. Duff for a Centerville Residential Development Plan. He felt there may be need for an additional opinion of the Centerville Attorney as to the procedures being used since Mr. Duff had not submitted this type of request.
2. A Public Hearing was held on a Request from the First National Bank to re-zone 2.807 acres at the corner of Zengel Drive and Route 48 from R-3 to B-1 classification.

- a. Mr. John Doan, Counsel for the Bank, presented their request. A bank building and a medical office building are planned.
 - b. Two entrances would be located along S.R. 48 and exits were onto Zengel Drive. One entrance would also be off Zengel Drive.
 - c. The Bank and the Medical Building would not create a traffic problem during peak traffic periods S.R. 48.
 - d. The proposed use creates more potential tax dollars for the City than apartments.
 - e. Mr. Griffin stated that the intersection had been studied with the traffic engineer and a satisfactory plan has been proposed.
 - f. Mr. Butler stated that the Medical Building would be allowed under existing zoning (Conditional Use) except for the drug store. The bank would need rezoning though.
 - g. Several residents spoke in opposition primarily, against the increased traffic and fearing safety of Incarnation students. Parking is planned for potentially about 100-115 cars.
3. The Commission acted on a request for rezoning by the Centerville Planning Commission of 4.358 acres along South Main Street from Centerville R-2 to R-3. Mr. Tate moved to approve the request Mr. Elliott seconded the motion. The motion passed 6-0.
 4. The Record Plan and Construction Drawings of Red Coach South, Section 3 was presented. Mr. Archdeacon of the Woolpert Co. presented the drawings.
 - a. Kentshire would have sidewalks on the south side and Millshire along the west side as previously required by Council and the Planning Commission on the preliminary plat acceptance.
 - b. Mr. Butler moved to approve the plans. Mr. Creamer seconded the motion. The motion passed 6-0.
 5. The Plat Dedication of a portion of Sheehan Road at S.R. 48 was considered.
 - a. The proposed drawings did not show a thoroughfare type street in the Washington Township part. Since the proposed master plan and other long range planning has considered Sheehan Road to be a thoroughfare, the Commission tabled the request pending additional information.
 6. The proposed agreement with M.V.R.P.C. was presented and discussed. Mr. Wells and Mr. Creamer felt that sections five and eight should be better defined and explained. John Griffin was asked to work out the details and secure a new suitable agreement for consideration.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary