

CENTERVILLE PLANNING COMMISSION

Minutes of Meeting

Date: March 25, 1969

Time: 7:30 P.M.

Members Present: Wells, Purdin, Hoy, Butler

Others Present: City Manager Griffin, City Engineer Williams

Minutes of the meetings of October 25, 1968, January 1st, February 25th and March 6th, 1969 were read and approved as read or as corrected.

The layout and plans for a fire station at Irongate and Maple were presented. Contingent uses in this area require one parking space/125 sq. ft. floor area. This seemed to all to be excessive for a fire station use. The need for sidewalks was also discussed. Butler moved that Commission approve the layout contingent on addition of sidewalks on Maple and Irongate and change in the legend to "City of Centerville, Montgomery County, Ohio" and further that the parking requirement be modified to require "at least 13 spaces be provided" and that curb cut deviations be allowed. Hoy seconded and the motion carried unanimously.

Application for re-zoning (Z-1-69) (Charles and Mary Rush) was discussed. Reluctance to a change to B-2 was expressed by Butler and Hoy. Other ways to permit use for professional office without zoning to B-2 were discussed (R-3 with contingent use). No action was taken.

Application for re-zoning (Z-2-69) (Jack and Frances Puterbaugh) was discussed. A letter from Edsall (associate planner) was read wherein he agreed in principle with the application but had reservations about uses other than offices that might go in. This request is similar to Z-1-69 in that it adjoins a large residential area on one side. No action was taken.

Mr. Hummel, representing the Olympic Club, presented a preliminary plan for townhouses on the east end of the Club property. The plans proposed (master planners) for this general area were presented to Mr. Hummel. In view of these Mr. Hummel wished to reconsider some aspects of his plan.

Mr. Abromowitz, representing Kantor Corporation Developers, presented a preliminary layout (Woolpert 3-25-69) for Revere Village, an apartment complex on Route 48, north of Spring Valley Road in area zoned EC. For this 17+ acre site the following mix of 243 units was proposed.

75	one bedroom
48	two bedroom town house
40	two bedroom regular
20	two bedroom large
60	three bedroom town house

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There was considerable discussion on the pros and cons of Virginia Avenue being continued through to Spring Valley Road. A group of Virginia Avenue residents voiced strong objection to continuation of Virginia Avenue as shown. There was also discussion on the pros and cons of the private street through the development as shown. No action was taken. Mr. Abromowitz offered to work up alternate layouts. The proposal was to be presented to Rogers (planner) for comment.

Mr. J. G. Black (Swango Homes) requested that the name of E. Village Drive be changed to Rolling Oak Drive to avoid confusion with South Village Drive and North Village Drive. Hoy moved that the renaming as requested be recommended. Purdin seconded and the motion carried unanimously.

Respectfully submitted,

John Mann Butler, Secretary