

Centerville Planning Board

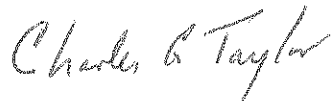
A special meeting of the Centerville Planning Board was held April 16, 1969 in the Centerville Municipal Building. In attendance were Mayor Paul Hoy, Harold Wells, Cliff Purdin, Charles Taylor, City Manager-John Griffin and City Engineer-Frank Williams.

1. Rezoning request Z-1-69, which is a request to rezone .293 acres of Lot 1, Poff Woods Meadows Platt (Spring Valley Road) from R-3 to B-1. The objective of the rezoning is to allow the property to be used for offices. The discussion indicated that the intended use is desirable, however, the B-1 zoning is not limiting enough for the property and as such would provide a wedge for future undesirable rezoning requests. Cliff Purdin moved that rezoning request Z-1-69 be denied. Taylor seconded the motion. The motion passed unanimously. It was pointed out that the Planning Board will pursue ways to accomplish a change that will permit office use in the future.
2. Rezoning request Z-2-69, which is a request to rezone .80 acres at 101 South Main from R-2 to B-1. Action and discussion was delayed until the next meeting upon the expectations of a request for delay from the petitioners or if such formal request is not received, action will be taken at a special meeting.
3. Western Builders, Inc., Olympic Club has informally requested information. No discussion until request is clarified.
4. The Township Park Board has asked for approval to release Park Land in the Wellington Park Sub-division. Paul Hoy moved that the Centerville Planning Commission hereby rescind its action of September 29, 1964 pertaining to the approval of the record plan, construction drawings and cost estimate for Section 1, Wellington Park (South of Village South and North of A-B Road), Ralph Sharp developer, to permit vacation of Park property, as outlined in the March 27, 1969 letter from the Washington Township Park Board. Cliff Purdin seconded the motion. Motion passed unanimously.
5. A preliminary sketch showing a suggested treatment of the south end of Marshall Road and Millbank Drive was presented. Paul Hoy moved that the proposed extensions of Marshall and Millbank Road be accepted and adopted as part of the thoroughfare plan. Taylor seconded. Motion passed unanimously.

6. A draft of the rules of procedure for the Planning Commission was presented. Harold Wells pointed out that the draft contemplated a Planning Commission of seven men and as such should not be considered until this was fact or should be modified.
7. The preliminary layout of Revene Village was presented. This is a 243 unit apartment complex in the E-C district along the East side of South Main. Frank Williams indicated that the layout meets all technical requirements of the E-C district. Cliff Purdin moved approval of the preliminary layout so that the developer may proceed to prepare formal preliminary plans which will encompass all the requirements of the E-C district. Paul Hoy seconded the motion. Motion passed unanimously.
8. The residential plan for the Hewitt Farm (Edward Rose of Ohio) was presented. Presentations relative to the park were made by representatives of the Washington Township Park Board, the Washington Township Little League baseball group and the Washington Township Little League football group. Paul Hoy moved that the preliminary residential plan, with 25.1 acres for the park be accepted subject to enabling legislation by the Centerville Council. Taylor seconded the motion. Motion passed unanimously.

The long and strenuous meeting was adjourned.

Acting Secretary,



Charles G. Taylor

CGT:sb