

Minutes of Meeting

CENTERVILLE PLANNING COMMISSION

Date: April 29, 1969

Time: 7:30 P.M.

Members Present: Wells, Taylor, Butler

Others Present: City Manager Griffin and City Engineer Williams

The case for Rezoning Application Z-2-69 (Putterbaugh) was presented by Mr. James Lynn, Atty. The development of this property as a food-mart, a carry-out and a dry cleaners was proposed. A five-foot green belt to the west was indicated. There would be space for 40 parking places. Letters of March 10 and April 16 from the master planner were read. Mr. Walter McNeil, owner of adjoining property, did not consider a carry-out to be consistent with the "business trend" of the area. He also considered a 5-foot screening to be too little. Mr. McNeil would like to see a more comprehensive plan including his property worked out. Commission considered the points in the check-list suggested by Rogers Associates. Traffic problems and unfavorable effect on residential properties in the immediate neighborhood for the development proposed were voiced by the Commission. It was pointed out that the original request had indicated development as professional offices. Taylor moved that the request be denied. Butler seconded and the motion carried unanimously.

Butler moved that it be recommended to Council that consideration be given to expanding the conditional used in R-3 to include professional offices and similar business to allow more flexibility and more order in transitions from B-1 to residential property. Taylor seconded and the motion carried unanimously.

Applications of Change of Zoning Z-3-69 and Z-4-69 from the Olympian Club were received. This included the applications, proposed ordinances, list of neighboring property owners, and the fees. The City Manager was to send copies to the Highway Dept. and to the county Sanitary Engineer.

R. Archdeacon presented the landscaping plan for Revere Village (Woolpart Issue date 4/29/69 #7256). Butler moved the plan be approved, Taylor seconded and the motion carried unanimously.

Abromowitz presented record plan and detail drawings (April 1969) for Pleasant Hill Section 16. The City Engineers' letter recommending approval was read. Taylor moved approval be recommended to Council. Wells seconded and motion carried unanimously.

The extension of Virginia Avenue to Spring Valley Road was discussed. Wells moved that the layout matching April Lynn be approved with a 60-foot right-of-way, 30-foot pavement and sidewalks on the west side. Taylor seconded and Butler voted aye.

R. Archdeacon presented a detailed drawing and record plan for Red Coach South - Section One. City Engineer Williams had checked this and approved. Taylor moved approval by Council be recommended. Wells seconded and motion carried unanimously.

A preliminary plan (Woolpart 5-29-69) for development of the "Clarke" property, south of the Activities Center, under the residential development plan was presented. This plat, Terrace Villa, shows a 4-acre park on the northwest corner adjoining the Activities Center. The City Engineer recommended approval of this preliminary plan. He also pointed out the large amount of drainage water that crossed this property which should be considered when detailed drawings are presented. Taylor moved that approval by Council be recommended, Wells seconded and Butler voted yes.

A letter of resignation from the Planning Commission from Mr. Cliff Perdin was read.

Respectfully submitted,

John Mann Butler, Secretary