

CENTERVILLE PLANNING COMMISSION

*-approved 7-8-69*

The regular meeting of the Centerville Planning Commission was held on June 24, 1969 at the Centerville Municipal Building. In attendance were Harold Wells, Elmer Tate, Hugh Lagedrost, Nevin Elliott, Willis Creamer, John Butler, Bruce Baker, City Manager - John Griffin and City Engineer - Frank Williams.

The minutes of the previous meeting of June 18, 1969, were approved.

Rezoning request Z-3-69 to rezone 10 acres from Washington Township R-4 (Special Use) to Centerville E-C zoning was considered. Harold wells reviewed a zoning checklist "Requirements in Changing Classification" relating it to this request. John Butler moved that this request be denied without prejudice. Willis Creamer seconded the motion. The motion passed 6-0.

Nevin Elliott was sworn in as a member of the Commission by City Manager - John Griffin.

Application for Curb Cuts C-2-69 from Messrs, Satterfield, Delaney and Miller for the service station on the southeast corner of Main and Franklin was discussed. An additional traffic lane was dedicated to the City of Centerville as shown on drawing CR-D 324A. The proposal was the only reasonable solution and Hugh Lagedrost moved to approve the request. Elmer Tate seconded the motion. The Commission approved the request and dedication with the requirement that the curb cut nearest Main on Franklin be clearly marked "entrance only" by the owners.

A request (Z-5-69) from Harry Brown, Gibraltar Construction Co. to rezone 162.233 acres more or less from Centerville R-1 to Centerville R-2 was considered. Since this request had not been accepted by the previous Planning Commission it was accepted by the current Commission and July 8, 1969 was set as the date for public hearing on this request. The public hearing date was moved by Willis Creamer and seconded by Hugh Lagedrost. The motion passed 7-0.

An informal discussion was held concerning a request by Jack D. and Francis Puterbaugh of their property on South Main Street. The Commission decided to postpone further discussion until July 8, 1969.

Robert Archdeacon, a representative of the Woolpert Co. presented the plan for Red Coach South Section II covering 39.405 acres. The request was for approval under Washington Township R-4 zoning. Several objections to the plan were submitted by City Engineer - Frank Williams. These were discussed and Will Creamer moved to accept the plan. Elmer Tate seconded the motion. The motion passed 7-0 with the following stipulations added.

1. The width of Millshire Drive will be 29 feet.
2. In protective covenants and restrictions, paragraph two, the figure 1250 square feet minimum for a one story dwelling was changed to 1350 square feet.
3. All notations reading "village of" Centerville are changed to "City of".
4. Subject to approval by Centerville Council of the Preliminary Residential Development Plan.

The newly discovered wall behind the Ponderosa Restaurant on State Route 48 was discussed. The Ponderosa Restaurant is therefore criticized for erecting this wall without approval or submission of plans to the Commission prior to its construction.

The Revised Grading and Storm Drainage Plan of Gold Circle Stores, Inc., was reviewed by City Engineer, - Frank Williams. The grading work was considered satisfactory, however, Willis Creamer moved not to accept the plan due to the large open ditch shown on the plan and recommended:

1. Underground culvert be installed the full length of the ditch to their property line (see drawing of June 17, 1969 (revised)).

2. Road plans be submitted for their widening of State Route 725.

The motion was seconded by Elmer Tate and passed 7-0.

There being no further business before the Commission, the meeting was adjourned.

*Bruce H Baker*

Bruce H. Baker  
Secretary