

approved 8-5-69

CENTERVILLE PLANNING COMMISSION

A Special Meeting of the Centerville Planning Commission was held on July 22, 1969. In attendance were Harold Wells, Elmer Tate, Nevin Elliott, John Butler, Bruce Baker, City Manager John Griffin and City Engineer Frank Williams.

The minutes of the previous meeting of July 8, 1969 were corrected and approved.

A. A Public Hearing on rezoning request Z-3-69 for ten acres adjacent to the Olympians Club was held. Mr. Richard Bourne, Secretary-Treasurer presented information for the Olympians Club. This is summarized below:

- 1. They desire to build apartments to serve personnel of the Olympians Club.
- 2. They plan five buildings twenty-two units each. 450-1000 sq.ft. units.
- 3. Total cost of \$1,300,000.00 - \$1,500,000.00.
- 4. They will dedicate a fifty foot wide road right of way to the city.
- 5. City Manager John Griffin explained the relationship of adjacent areas to the area under request.
- 6. Mr. Eugene R. Kemp, owner of sections H-I on the Rodenback map stated that he felt industry was a long way off and felt apartments was his best bet. He stated that he was willing to negotiate for a wider road with the Olympians Club people if it was necessary for a more satisfactory development.

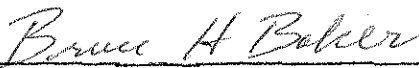
B. Mr. Phil Thompson of Phil Thompson Construction Co. represented Ponderosa concerning their wall problem. He explained that:

- 1. When discussing the landscaping with "Siebenthalers" it was suggested that the original three foot terrace originally designed was very prone to erosion. Therefore the wall as built is potentially more stable, provides more screening protection and is attractive.
- 2. The Planning Commission asked for more verification of this idea by "Siebenthalers".

C. Discussion was held by the Planning Commission of the request by Gibraltar Construction Company, Z-5-69. The discussion is summarized below:

- 1. Gibraltar has not presented satisfactory reasons for a change in re-zoning.
- 2. Gibraltar has perhaps particularly tried to present far too little information concerning their reasons for a change.
- 3. The adjacent area in Washington Township is zoned approximately Centerville R-1.

4. There is existing land in Centerville which is zoned R-2 which could be developed.
 5. John Butler moved that the Planning Commission recommend to Council that the request be denied. Elmer Tate seconded the motion. The motion passed 4-1.
- D. The Puterbaugh problem was again discussed. The opinions of Mr. Wear, and Mr. McNeil were also heard. The arguments of Mr. Puterbaugh had previously been heard.
1. Comments were received from the master planner stating that opening of Westerly Lane to public traffic had more disadvantages than advantages.
 2. Some members of the Planning Commission felt that all four properties should be considered as one. It was suggested that the owners discuss this among themselves and perhaps request this.
 3. Traffic problems concerning Westerly Lane were discussed at length.
 4. Mr. Wear stated his opinions that most ideas for the Puterbaugh property rezoned alone, created a problem which made his property very undesirable as a residence.
 5. Mr. McNeil proposed R-3 zoning for the Puterbaugh property to be a transition from B-1 to the north and R-2 on the south.
- E. The Planning Commission approved the Rules of Procedure as proposed with minor corrections. Mr. Butler made the motion and Mr. Elliott seconded it. It was approved 5-0.


Bruce H. Baker
Secretary