

CENTERVILLE PLANNING COMMISSION

The Public Hearing concerning rezoning request Z-5-69 (Gibraltar Construction Co.) was held July 8, 1969 at the Centerville Municipal Building. In attendance were Harold Wells, Elmer Tate, Willis Creamer, Nevin Elliott, John Butler, Bruce Baker, City Manager--John Griffin and City Engineer--Frank Williams.

The minutes of the previous meeting of June 24, 1969 were approved.

A. The public hearing began with a statement by Mr. Ben Allbery, attorney representing Gibraltar Construction Co. The following summarized the Gibraltar position as stated by Mr. Allbery.

12.5 acres

1. Most restrictions on the actual house are the same in both R-1 and R-2.
2. A major reason for the request is economic because land cost is high for the developer.
3. Their planning advisers say this area is unfeasable for R-1 zoning.
4. They plan to create a park in the development. (12 acres) ←
5. They do not desire to present a residential development plan because they do not understand our conditional use requirements in this category.
6. They do not desire to donate the park land to the Washington Township Park system.
7. The planned houses are in the \$30-40,000 price range.
8. Some of their planners say that apartments are really the most logical use for the land.
9. The sewer problem will solve itself because the county sanitary sewer department has an obligation to the city of Centerville and will therefore fullfill their obligation.
10. They feel that we should trust them, based on their reputation, to provide a fine, quality subdivision.
11. They plan to build similar to Pleasant Hill Subdivision, which was accomplished under R-2 zoning.

Approximately twelve persons in the audience made comments, mostly in opposition. Their comments are generally summarized as follows.

1. Mr. Harry Leiber read a prepared statement opposing any change because of the pending master plan.
2. There was fear that on smaller lots, smaller houses would be built, below the market value of adjacent houses.
3. There was fear concerning which sewer system, Holes Creek or Sugar Creek would connect to this area. The Sugar Creek system was stated as being a problem in the area at present.
4. There was fear that considerably increased traffic on Sheehan Road near the school would create considerable danger to school children.
5. The school system would be overcrowded since Weller School is near or over capacity now and this would require an additional school since Weller is the only school in the area.

6. The original builder of an adjacent plat did not desire to build houses in this area due to sewer problems which have existed for a long time.

The planning commission set the date of July 22, 1969 as a time for further discussion by the planning commission and declared the public hearing closed.

B. Jack and Frances Puterbaugh submitted written answers to a check list on zoning requirements which the commission uses. This check list is one provided by the Miami Valley Regional Planning Commission. The commission will continue to attempt to find a satisfactory solution to this complex problem.

C. Harold Wells stated that Centerville Council had requested a joint meeting of the two groups to discuss proposed ordinance 24-69. It was agreed to hold the meeting July 14, 1969.

D. The Planning Commission reviewed further developments concerning zoning request Z-3-69 by Hummel Brothers. Chairman Harold Wells and City Manager John Griffin felt that the commission should review their decision of June 24, 1969 and encouraged further discussion of the subject. John Griffin then produced a map prepared by P. A. Rodenback & Assoc. to show the relationship of neighboring properties totaling 194 acres. It was decided to hold a public hearing on this matter July 22, 1969.

E. The commission discussed the proposed rules of procedure for the Planning Commission. Several small changes were made and the rules will hopefully be adopted at a meeting in the very near future.

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

Bruce H. Baker  
Secretary