

approved 9/9/69

CENTERVILLE PLANNING COMMISSION

The regular meeting of the Centerville Planning Commission was held August 5, 1969. In attendance were Harold Wells, Elmer Tate, Willis Creamer, Nevin Elliott, Bruce Baker and City Manager - John Griffin.

The minutes of the July 22, 1969 meeting were approved.

- A. The Commission discussed case Z-3-69, Olympian Club, request for rezoning of ten acres for Entrance Corridor. (Apartments). The position of the Planning Commission is generally as follows:
1. John Griffin explained that he had written the State for clarification of the possible location of buildings within 300 feet of proposed Interstate 675. (Required by State)
 2. Mr. Bourne of the Olympians stated that he had a letter in his files giving them permission to build exactly where they have planned.
 3. Future planning dictates this area as potentially well suited for industry due to the interchange at Wilmington Pike.
 4. Industry will potentially migrate from the Wilmington Pike intersection adjacent to Interstate 675, tie in with potential commercial and office regions and eventually with the present industry in Centerville.
 5. The Commission desires to maintain the proposed land use plan as much as possible until it becomes accepted or rejected. It is undesirable to have considerable zoning changes prior to acceptance of the proposed land use plan.
 6. Actually the Olympians Club can be considered as a non conforming use in this area.
 7. Any apartments used as a buffer for the Club could be construed as precedent for other developers to ask for rezoning for apartments. A different type buffer may be satisfactory around the Olympians.
 8. Mr. Bourne objects to office building (traffic potential) and industry (heavy trucks) in any area near the Olympians Club.
 9. Mr. Bourne says industry is highly unlikely due to lack of an interchange at Bigger Road.
 10. Mr. Bourne stated that this is a family type Club and will be used by families and children.
 11. Mr. Bourne believes industry would not pay for the water and sewers not presently available.
 12. Mr. Bourne says regardless of the ten acres under consideration he is opposed to industry near the Club.

13. Mr. Bourne says non-skilled labor potentially employed by industry in this area may have undesirables which could effect people using the Club.
 14. Bruce Baker moved that the Commission reject the zoning request Z-3-69. Willis Creamer seconded the motion. The vote was 4-1 in favor of the motion to reject the zoning request.
- B. Mr. Robert Bartlett submitted several drawings of proposed standing signs for Gold Circle. The Planning Commission felt more study was needed and asked for either elevation drawings or a rendered perspective drawing to get a better idea of scale and appearance.
 - C. The Record Plan and Construction Drawings on Black Oak III, Section 4 was submitted. Willis Creamer moved for acceptance, Nevin Elliott seconded. It was approved 5-0 subject to later approval of the cost estimate which was not included.
 - D. The subject of the name of East Franklin Street - Centerville Station Road was discussed. Nevin Elliott moved to "change the name of Centerville Station Road to East Franklin Street extending from Clio Road to the Green Co line." Elmer Tate seconded. The motion passed 5-0.
 - E. The Record Plan and Construction Drawings for Village South, Section 16 was submitted. Considerable discussion followed concerning the uncovered drainage ditch. It was felt that a concrete bottom was acceptable. It was also felt that maintenance of the grass covered sides was the duties of the individual homeowners. Elmer Tate moved for acceptance and Willis Creamer seconded the motion. The motion passed 5-0, subject to later approval of the cost estimate which was not included.
 - F. A request was received from Swango Homes to move the lot line between 1088 - 1089 as shown on Woolpert Co. drawing 7025, July 1969. Willis Creamer moved for acceptance, Nevin Elliott seconded and the motion passed 5-0. Woolpert Co will submit a new plat plan showing this change.
 - G. The Commission received a request from Paul H. Moody and Ralph G. Woodley to rezone 100.54 acres from Wash. Twp. R-3 to Centerville E-C. A Public Hearing was set for Sept. 9, 1969. (Z-6-69)
 - H. Request from J. S. Davis to dedicate and waive the dedication requirements on the Loop Road from Far Hills to Alex-Bell Road. It was felt that the request was not really the duty of the Planning Commission but rather the Centerville City Council. Council was asked to act on this matter.
 - I. Request from Loring Duff to rezone 17.2 acres from Washington Twp. R-3 to Centerville R-1. A Public Hearing was set for Sept. 9, 1969.

There being no further business the meeting was adjourned.

Bruce H. Baker
Secretary