

approved  
as corrected

10/28/69

### CENTERVILLE PLANNING COMMISSION

The Regular Meeting of the Centerville Planning Commission was held September 23, 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 meeting of September 9, 1969 were approved.

Typewritten comments of member Willis Creamer, concerning the evenings agenda and his opinions were distributed.

- A. The final plat plan for Terrace Villa, a 35 lot subdivision was presented. The main discussion was concerned with sidewalks and the location of curb cuts for Lyons Drive. Frank Williams reported on his examination of the plat plan and stated that it was in order.
  - 1. The four acre park will be given to the City of Centerville.
  - 2. Harold Wells moved to put sidewalks on the west side of Hampton Road. John Butler seconded. The motion passed 4-0.
  - 3. Harold Wells moved to put sidewalks on the east side of Lyons Drive. John Butler seconded. The motion passed 4-0.
  - 4. The Planning Commission all agreed on the need for Lyons Drive to be extended to Route 48. John Griffin was asked to work with all involved parties to decide on the best location for Lyons Drive to meet Route 48.
  - 5. Harold Wells moved to approve the final plat plan of Terrace Villa, subject to sidewalks, subject to the cost estimate, subject to a curb cut on Lyons Drive and subject to the park being graded and left in a good manner. Bruce Baker seconded. The motion passed 5-0.
  
- B. Bruce Baker discussed the Planning Commission's interest in receiving preliminary plat plans prior to the night of the meeting. Bob Archdeacon agreed that his firm would submit copies for each member 10 days prior to a meeting.
  
- C. The preliminary plat of Oak Creek IV was presented for approval. The location of Whipp Road as it meets Wilmington Pike was discussed. It was agreed that it must intersect opposite Feedwire Road to be a well-planned intersection. The approval of the plat plan was tabled pending more information.
  
- D. Discussion was held concerning a request from Loring Duff for rezoning 17.013 acres from Township R-3 to Centerville R-1. The information from the public hearing, information received from Charles Taylor in the mail, and additional discussion by Loring Duff were considered. Harold Wells moved to recommend denial of request Z-7-69. John Butler seconded. The motion to deny passed 5-0.
  
- E. Discussion was held on the request of Paul H. Moody and Ralph G. Woodley to rezone 100.54 acres from Township R-3 to Centerville Entrance Corridor.
  - 1. Elmer Tate questioned the deed restriction of seven years offered at the public hearing. He felt a time limit after completion of I-675 was more appropriate.
  - 2. Harold Wells questioned the wording of the Ordinance of 1961 concerning "the following uses may be permitted by Council" which is part of the section about Entrance Corridor. He felt that the City Law Department should clarify the meaning.

3. Harold Wells discussed his interpretation of Will Creamer's typewritten comments on this matter. He felt that a 50-50 split of industrial to the other type zoning would be a better plan.
4. John Butler stated that his understanding was that Entrance Corridor was a long narrow strip "along the corridor" and not cutting across the corridor like this request does.
5. Elmer Tate stated that this request might be poorly timed relative to the final presentation of the Master Plan.
6. Bruce Baker read a prepared statement about Apartments (attached to minutes) in Centerville now relative to Master Plan proposals.
7. John Butler moved to recommend to deny request Z-6-69. Bruce Baker seconded. The motion was defeated 3-2 (Butler, Baker for - Tate, Wells, Elliott against.)
8. Elmer Tate moved to recommend to accept request Z-6-69. Harold Wells seconded. The motion <sup>DID NOT</sup> passed 3-2 (Tate, Wells, Elliott for - Butler, Baker against.)
9. *SINCE A VOTE OF FIVE IN FAVOR (REQUIRED) DID NOT OCCUR NO RECOMMENDATION WAS MADE TO COUNCIL TO REZONE*
- F. Walter McNeil reviewed several plans which he felt might be appropriate for his land and that of Troyan, Puterbaugh and Wear. The plans showed modified B-1, R-3 and combinations of both. The Planning Commission still had no recommendation suitable to the property owners and the property owners had no suitable recommendation to the Planning Commission. The Commission again stated that the property owners <sup>SHOULD</sup> had to submit a formal request. Of all possibilities, R-3 zoning appeared to have the most merit and might be the least objectionable to the Planning Commission.
- G. The proposed day nursery in the Jack Mitchell Apartment complex was discussed. John Butler moved for approval of the request, a conditional use. Bruce Baker seconded. The motion was approved 5-0.
- H. The Ponderosa Wall issue was discussed. Everyone agreed that the wall was pleasing in appearance. Elmer Tate moved to remove this item from further agendas. Nevin Elliott seconded. The motion passed 5-0.
- I. Public Hearing on a Request by Zengel Builders was set for October 28.

There being no further business the meeting was adjourned.

Bruce H. Baker  
Secretary