

MINUTES

CENTERVILLE PLANNING BOARD

The regularly scheduled meeting of the Centerville Planning Board was called to order at 7:30 p.m. on October 29, 1968. In attendance were Mayor Paul Hoy, Harold Wells, Cliff Purden, Charles Taylor and Centerville Engineer, Frank Williams.

1. The Bradley Property on the north side of East Centerville Station Road was discussed. It is Mr. Bradley's intent to transfer approximately 3.5 acres to his son and he wished to know the formal procedures as they applied to the Village of Centerville. It was pointed out to Mr. Bradley that no approval is necessary from the Planning Board, however, the Planning Board would like to have a copy of the map - after division of the property - given to the Centerville Engineer.
2. Rezoning application Z-6-68 which involves the Zengel property along Alexander-Bellbrook Road and is a request for 9.365 acres from R-2 to R-3 was discussed. Mr. Carl Zengel and Mr. John Zengel presented the application and explained the advantages and reasons for the rezoning. The property is designed to have the following units:

1 bedroom	8
2 bedroom	24
3 bedroom	22
4 bedroom	2

Mr. Harry Crooks spoke for a group of people objecting to the rezoning. Mr. Crooks indicated that in his discussion with the County, it was indicated that the County had sent a letter to Centerville suggesting that the rezoning be denied based on sewer overload.

Centerville has not received such a letter and Frank Williams was instructed to contact the County and obtain a letter stating their opinion relative to the sewers.

Mr. Zengel indicated that the 60 day period for the Planning Board to consider the rezoning application started on October 29 as they had asked the Planning Board to delay hearing on the request and that this was the formal presentation of the request.

3. Rezoning application Z-4-68 which is the Edward Rose application involving 238.845 acres on the south side of Whipp Road and the west side of Bigger Road was discussed.
 - a) Centerville has received a letter from the Ohio Department of Highways indicating approval of the rezoning.
 - b) Frank Williams has reviewed the legal description of the property and indicated that the description as presented in the proposed ordinance is in agreement with the maps.

Paul Hoy moved that the Planning Board recommend approval of rezoning application Z-4-68 to the Council. Cliff Purdin seconded the motion. Motion passed unanimously.

4. Rezoning request Z-5-68, which is the Oak Creek Development application involving 89.437 acres on the west side of Wilmington Pike approximately 3,000 feet south of the intersection of Whipp and Wilmington was discussed.
 - a) Centerville has received a letter from the Ohio Department of Highways indicating approval of the rezoning.
 - b) Frank Williams has reviewed the legal description of the property and indicated that the description as presented in the proposed ordinance is in agreement with the maps.

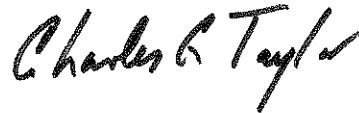
Mr. Charles Abramovita of the Ralph L. Woolpert Company indicated that because the ramp for IR675 may take so much of this property and the best use of the property cannot be determined until the highway right-of-way is formally determined that Oak Creek Development believes it best to hold this request in abeyance until such time as the right-of-way lines are determined.

The application was tabled until such time as the right-of-way lines for IR675 are determined.

5. A revised layout for the Ponderosa Steak House was presented. This revision eliminates Jax's restaurant. A letter has been received from Frank Williams recommending approval of the revised layout. Paul Hoy moved that the Planning Board recommend approval of the Ponderosa Steak House revised layout to the Council. Cliff Purdin seconded the motion. Motion passed unanimously.

6. The detailed engineering drawings for Black Oak Estates - Three - Section three were presented. Charles Taylor moved that the Planning Board recommend approval to the Council. Cliff Purdin seconded the motion. Motion passed unanimously.
7. Platting of the James F. Clark property, which is 23.472 acres immediately south of the Activities Center was discussed. No decision or recommendations made at this time.
8. An ordinance to adopt Washington Township Zoning for the approximately 2,288 acres recently annexed to Centerville was presented. Charles Taylor moved that the Planning Board recommend to the Council passage of the ordinance. Paul Hoy seconded the motion. The motion passed with three favorable votes. Cliff Purdin abstained as he had not had the opportunity to study the ordinance.

The meeting was adjourned.



Charles G. Taylor
Acting Secretary