

MINUTES

CENTERVILLE PLANNING BOARD

The scheduled meeting of the Centerville Planning Board was called to order at 7:30 p.m. on December 17, 1968. In attendance were Mayor Paul Hoy, Harold Wells, Cliff Purdin, Charles Taylor, City Manager John Griffin, and Centerville Engineer, Frank Williams.

1. The minutes of the meeting of November 26, 1968 were read and Paul Hoy moved that the minutes be accepted. Cliff Purdin seconded the motion. Motion passed.
2. Rezoning request Z-6-68 was discussed. This request involves the Zengel property along Alexander-Bellbrook Road and is a request for 9.365 acres from R-2 to R-3.

The following main points were presented in favor of the rezoning:

1. Across the street from this area will be a shopping center and potential multi-family units. As such, this presents a good transition from this to the single family dwellings in the Zengel development.
2. The requested density in the area is less than allowed under present zoning and represents an endeavor to show that lower density is feasible in multi-family projects.

The following main point was presented against the rezoning:

1. The area along 725 east of 48 and down Clyo Road will be the most significant area of study in the present master land use plan. A rezoning at this time may be premature and not necessarily in line with the total planning for the areas and as such a small rezoning may set the stage for other small area requests which could be in conflict with the overall planning.

Paul Hoy moved that the Planning Board recommend to the council acceptance of rezoning request Z-6-68 subject to deed restrictions limiting the area to 5<sup>8</sup> units, of which only single family and doubles will be constructed along Blackstone Drive (see attached map for reference.) Harold Wells seconded the motion. The motion passed 3 in favor, one against (Taylor voted against the motion.)


*corrected  
OK  
Taylor  
Hoy etc  
Taylor seconded  
1/2/71*

MINUTES

CENTERVILLE PLANNING BOARD

3. Rezoning request Z-5-68, which is the Oak Creek application involving 89.437 acres on the west side of Wilmington Pike continues to be tabled.
4. Rezoning request Z-7-68 was presented to the Planning Board. This is a request by Floyd Malott to rezone one acre from Washington Township R-4 (20,000 residential) to Centerville I-1. The property lies on the west side of Clyo Road north of Franklin. It is the desire of Floyd Malott to build a warehouse on the property. Plans for the warehouse were presented.
5. Paul Hoy moved that Harold Wells be the Planning Board delegate to the Miami Valley Regional Planning Commission. Cliff Purdin seconded the motion. Motion passed.

The meeting was adjourned.



Charles G. Taylor  
Acting Secretary

*approvals corrected.  
Hoy moved  
Taylor seconded  
Wells OK*

*Spill  
1/28/69*