

MINUTES

CENTERVILLE PLANNING BOARD

The regularly scheduled meeting of the Centerville Planning Board was called to order at 8:30 on July 30, 1968. In attendance were Mayor Paul Hoy, Cliff Purdin, Charles Taylor, and Centerville Engineer, Frank Williams.

1. A discussion was held of Rezoning Application Z-3-68. This is the Thomas property on the south side of East Franklin. Detailed layouts of apartment locations, walkways, and general site development were presented and discussed. Frank Williams informed the Planning Board that a communication had been received from the County Sanitary Department that the sewer system is sufficient to handle the increased density created by the rezoning. Mayor Hoy presented comments from Jerry Rogers relative to the rezoning request. These comments were favorable.

The conclusion of the Planning Board members present was that the rezoning request appears sound contingent upon a limitation of 1200 apartments for the area and contingent upon there being no commercial or business activity conducted on the property, however, the magnitude of the rezoning was of such size that it was believed desirable to have the complete planning board review and pass on the rezoning before a recommendation be sent to the Village Council. A special meeting will be called approximately August 12, 1968 to pass on this request.

2. A discussion was held of the signs in front of the proposed Jax and Ponderosa Restaurants in the entrance corridor area on Route 48 south of Whipp Road. The general concensus was that the signs should not be more than one or two feet taller than the buildings. The developer will redesign the signs and present them to the special meeting of the Planning Board in August. The general land use layout, which has been approved by the Planning Board, will be presented to the Council at the August 5th meeting.
3. Rezoning Application Z-4-68 was received by the Planning Board. This application by Edward Rose of Ohio involves 238.845 acres on the south side of Whipp Road and the west side of Bigger Road. The request is from Township R-4 to Village R-1, R-3, and EC. As part of this property is within the proposed highway, a copy of this request will need to be filled with the Ohio State Highway Department in Middletown.

*4-10975
100-150 at East
16/acre*

Traffic 87

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4. Rezoning Application Z-5-68 was received by the Planning Board. This application by Oak Creek Development involves 89.437 acres on the west side of Wilmington Pike, approximately 3,000 feet south of the intersection of Whipp and Wilmington. The request is from Township R-4 to Village R-2, R-3, and B-1. As part of this property falls within the proposed highway, a copy of this request will need to be filed with the Ohio State Highway Department in Middletown.
5. Rezoning Application Z-6-68 was received by the Planning Board. This application involves the Zengel property along Alexander-Bellbrook Road and is a request for 9.365 acres from R-2 to R-3.
6. The detailed engineering drawings for the completion of the curb along Franklin at the Industrial Park and the extension of West Park Road were presented along with the estimate of the cost of completion. Engineer Frank Williams recommended the proposal be accepted. Mayor Hoy moved and Cliff Purdin seconded that the proposal be accepted. Passed unanimously.
7. A detailed layout and architect's rendition of proposed apartments to be built in the EC area on the east side of Route 48 just west of Concept East was presented. This complex which is known as Cheve Chase Park will contain 32 apartment buildings containing 520 units of which there will be 260 single bedroom units, 130 two bedroom units, and 130 three bedroom units. After review and discussion the following points were made:
 - a) The access road running parallel to Route 48 should be connected to the access road for Concept.
 - b) A different style building, which portrays the colonial aspects of the community, should be included in the development. The developers agreed to this and will submit sketches of such buildings.

The layout was then given to Frank Williams for detailed review relative to the zoning ordinance for EC. The Planning Board generally approved the layout, subject to approval by Frank Williams, approval of a detailed landscape plan and approval of number and location of colonial buildings in the apartment group.

The meeting was adjourned.

Charles G. Taylor
Acting Secretary

*Hoy moved approval as submitted
Purdin seconded
Taylor agreed
Aug 13, 1968
JTB*