

Minutes of Meeting

CENTERVILLE PLANNING COMMISSION

Date: September 24, 1968

Time: 7:30 P.M.

Members Present: Wells, Purdin, Taylor and Butler

Minutes of meetings of August 30th, September 3rd and September 17th were approved.

A letter from J. Zengel was read requesting action on his rezoning application Z-6-68 be deferred until the October 29th meeting.

Wells relayed Council's opinion that the Commission erred in approving a 24 ft. "access" road parallel to Route #48 in the EC area west of Village South. The ordinance calls for 25 ft. width. A discussion ensued on definition of an "access" road. It was recommended that the developer install the 25 ft. width.

R. Archdeacon requested exact definition of the western boundary of the EC area west of Route #48 and north of Spring Valley Road. The zoning line does not follow a property line. He was informed that the Board of Zoning Appeals has the responsibility for interpretation of the Zoning map in such cases.

Letters from R. L. Woolpert were read requesting extension of the 60-day limit for action on re-zoning applications Z-4-68 and Z-5-68, to allow time for consideration and approval by the State Highway Department. These zoning requests were discussed in detail but no action thereon pending further contacts with the State Highway Department and possible revision of the wording of the proposed ordinances based on these applications.

Mr. Russel Miller, representing the Washington Township Park District voiced concern over the sewer installation in the easement in the park area in Black Oaks. It was his opinion and that of the Commission that the subdivision agreement calls for the grade to be restored to the natural grade. He also expressed concern that areas outside of the easement were being defaced by large equipment parking and movement. Wells suggested that a copy of the minutes be sent to the developer pointing this out and requesting correction as needed.

A proposed ordinance entitled, "An Ordinance to Amend the Zoning Ordinance of 1961 of Centerville, Ohio, to Reclassify the Uses Permitted in Local and Roadside Business Districts" was presented to the Commission. Butler moved that this ordinance be approved. Taylor seconded and the motion carried unanimously.

Minutes of Centerville Planning Commission (cont'd)

A proposed ordinance entitled, "An Ordinance Amending the Zoning Ordinance of the Municipality of Centerville, Ohio" was presented for study and discussion. A special meeting was scheduled for October 10th to consider this proposed ordinance.

Detail drawing and Record Plan for Centerville South, Section 4, were presented (Marian Penick Co. & Miami Engineering August 1968). Butler moved that approval be recommended subject to the addition of sidewalks and curbs on the northside of Spring Valley Road. Purdin seconded, Wells and Taylor voted yes.

Respectfully submitted,



John Mann Butler, Secretary

*approved
approved
1/2 8/1969
JMB*