

## MINUTES

### CENTERVILLE PLANNING BOARD

The meeting of the Centerville Planning Board was called to order at 7:30 on September 3, 1968. In attendance were Mayor Paul Hoy, Cliff Purdin, Harold Wells, Charles Taylor and Centerville Engineer, Frank Williams.

1. Rezoning applications Z-4 (Edward Rose of Ohio - 238.845 acres) and Z-5 (Oak Creek Development - 89.437 acres) were considered. Bob Archdeacon indicated that a meeting was planned for September 19, 1968 with the State of Ohio to discuss both of these rezonings. Based on the planning boards need to know the results of this meeting prior to action on the rezoning, Taylor moved and Purdin seconded the motion that rezoning requests Z-4 and Z-5 be tabled until the Planning Board Meeting of September 24. Motion passed. It was also noted that if specific information was not received from the State of Ohio prior to the planning board meeting of September 24th, that the planning board would require letters from each applicant granting the planning board an extension of time to consider the applications.
2. Rezoning application Z-6 (Zengel property - 9.365 acres) was considered. Harry Crooks presented a petition to the planning board containing 31 signatures protesting the rezoning request. Mr. Crooks indicated that the petitioners were going to meet with the Zengels on September 4 to discuss the rezoning and requested that the planning board take no action until this meeting was held. There were no representatives of the Zengel organization present. Taylor moved and Purdin seconded the motion that rezoning application Z-6 be tabled until the September 24 meeting of the planning board. The motion passed.
3. Detailed drawings for the signs in front of the proposed Jax and Ponderosa Restaurants were presented. The drawings reflected the changes suggested in the Planning Board meeting of July 30, 1968. Cliff Purdin moved to accept the signs as presented subject to there being NO flashing lights or exposed bulbs on the signs. Taylor seconded the motion. The motion passed.
4. The site plan and the landscape plan for Jax and Ponderosa Restaurants were presented. A letter from Frank William recommending approval was read. After considerable discussion Cliff Purdin moved to accept the site plan and landscape plan subject to minimum tree size of 2" in diameter and a maximum distance of 40 feet between trees. Taylor seconded the motion. The motion passed. The planning board further recommended that the developer attempt to obtain an alternate color for the roof of the Jax building. The present color is orange and it is believed by the planning board that a more subdued color would be more in keeping with the character of the Centerville area.

5. Section fifteen of Village South was presented. A letter from Frank Williams recommending approval was read. Paul Hoy moved that section fifteen of Village South be approved subject to relocation of the manhole on Lot 317. Purdin seconded the motion. The motion was passed.
6. A plan for modification of the South side of East Franklin was presented. The plan is to widen East Franklin a distance of 150 feet East and 150 feet West of Southbury Drive. This plan is consistent with the overall planning of the planning board. Hoy moved the plan for widening the street be accepted. Taylor seconded the motion. The motion was passed.
7. The Planning Board discussed the presentation prepared by Jerry Rodgers called Preservation of the Village Character Related to Centerville - Washington Township, Ohio. Paul Hoy moved that the Planning Board endorse this presentation and recommend that the Village Council take the steps necessary for the establishment of new zoning classification. Purdin seconded the motion. The motion passed.
8. The meeting was adjourned.

*approved 9/24/68  
Taylor yes  
Wells yes  
Purdin yes.  
JTB*

*Charles G. Taylor*

Charles G. Taylor  
Acting Secretary