

PLANS BOARD

REGULAR MAY MEETING-- MAY 31, 1967

PRESENT: SCHELL, HOY, LYONS

VILLAGE ENGINEER, FRANK WILLIAMS.

*THERE BEING NO BUSINESS OR PERSONS A PPEARING
THERE WAS NO AGEND MEETING*

1. THE FIRST ORDER OF BUSINESS WAS A SUBMISSION ON BEHALF OF BLACK OAKS, SECTION FIVE.

A LETTER FROM FRANK WILLIAMS TO THE PLANS BOARD, RECOMMENDING APPROVAL AND ACCEPTANCE OF THIS SECTION WAS READ. THIS ACTION WAS TAKEN WITH THE UNDERSTANDING THAT PROPER BONDING AND INSPECTION FEES ARE SUBMITTED. BONDING FEE IS SET AT \$21,000 AND INSPECTION FEE AT \$214.70 (10¢ A LINEAL FOOT FOR 2,147 FEET).

IT WAS MOVED BY MR. HOY THAT APPROVAL BE GRANTED AND SECONDED BY MR. SCHELL. PASSED.

2. NEXT ORDER OF BUSINESS WAS A MODIFICATION OF THE ORIGINAL PRELIMINARY PLAN FOR SECTIONS SIX AND SEVEN OF BLACK OAKS ESTATES. THIS PLAN CONTAINS A CHANGE BETWEEN THE ORIGINAL PRELIMINARY AND THIS PLAN.

THE CHANGE INVOLVES ONLY ONE STREET, LANGDON DRIVE. ORIGINALLY, IT WAS SHOWN AS CONTINUING THRU THE SECTION (WHICH WOULD EXTEND IT INTO TOWNSHIP) PROPERTY. IN THIS PLAN, IT BECOMES A CUL DE SAC WHICH KEEPS IT WITHIN VILLAGE LIMITS.

VILLAGE ENGINEER RECOMMENDED APPROVAL.

IT SHOULD BE NOTED FOR GENERAL INFORMATION THAT BIGGER ROAD THRU THIS SECTION CARRIES A 70-FOOT RIGHT-OF-WAY.

APPROVAL WAS MOVED BY MR. SCHELL. SECOND BY MR. HOY. PASSED.

*Approved
6-27-67
Hoy-Lyons*

MR. JACK MITCHELL APPEARED ON BEHALF OF JACK MITCHELL, INC., BUILDERS. THIS COMPANY WANTS TO TAKE OVER THE APARTMENT PROJECT WHICH FIRST CAME UP SOME MONTHS AGO. THE AREA INVOLVES THE OLD VAN OVER FARM--THAT AREA AROUND THE CENTERVILLE CEMETERY, CEMETERY DRIVE, EAST RIDGEWAY AND MAPLE AVE. THE PROJECT HAD BEEN APPROVED BY PLANS BOARD AND COUNCIL, AFTER OBTAINING AGREEMENT WITH THE TOWNSHIP TRUSTEES FOR THE CEMETERY DRIVE CLEARANCE. THE ORIGINAL PEOPLE NEVER RETURNED.

MR. MITCHELL HAS AN OPTION ON THE PROPERTY. HE WAS UNAWARE OF THE NEED FOR TOWNSHIP APPROVAL, AND HAD NO PERMISSION FROM THEM. THE PLANS BOARD ALSO WAS DOUBTFUL BECAUSE HIS BLUEPRINTS DID NOT SHOW STYLE OR TYPE OF BUILDING. HE LEFT THE MEETINGS TO TAKE PICTURES OF HIS BUILDINGS, AND RETURNED WITH THEM LATER. THESE ARE LONG BOX-LIKE APARTMENTS, EACH OF 24 UNITS. OVER 200 FEET LONG. PLANS BOARD ACTUALLY FEELS THE ARCHITECTURE IS UNFORTUNATE FOR THIS AREA. TOOK NO ACTION.

DID SAY, HOWEVER, THAT IF MITCHELL OBTAINS THE DATA HE NEEDS AND PERMISSION FROM THE TRUSTEES THAT HE COULD COME TO MONDAY NIGHT'S COUNCIL MEETING AND COUNCIL CHOOSES TO TAKE ACTION, THEY CAN.

4.
2-1-67

WALTER MCNIEL APPEARED WITH A REQUEST FOR CHANGE IN ZONING FOR HIS PROPERTY. IN GENERAL, THIS LAND LIES BETWEEN WESTERLEY LANE AND WESTERLY DRIVE. IT IS BETWEEN MAIN STREET AND VIRGINIA AVE. 2.3 ACRES.

HE WANTS A CHANGE FROM R-2 TO B1 AND R3. HAS PLANS FOR THE AREA. WAS INFORMED THAT NO ACTION ON CHANGE OF ZONING REQUESTS WILL NOW BE TAKEN UNTIL THE MASTER PLAN PEOPLE HAVE OPPORTUNITY TO STUDY THE REQUEST AND ADVISE. MATERIAL WILL BE SENT TO GEER ASSOC.

5. VILLAGE SOUTH-SECTION 11.

HAD BEEN APPROVED BUT 60 DAYS ELAPSED BECAUSE OF THE MACHINE OPERATORS STRIKE. NEEDED REAPPROVAL. IT WAS GRANTED.

6. DALE DAKIN PLAT.

IN GENERAL AREA OF MAIN AND FRANKLIN. THIS ALSO HAD BEEN APPROVED, BUT SAME STRIKE DELAYED IT. CANNOT GET REGISTRATION UNTIL HE HAS A CONTRACT AND CAN'T GET THE CONTRACT UNTIL THE STRIKE IS SETTLED.

ASKED FOR 60-DAY EXTENSION OF APPROVAL SO THAT IT IS BASED ON TODAY'S DATE; THEN HE CAN PROCEED WHEN STRIKE IS SETTLED. EXTENSION WAS GRANTED.