

MINUTES OF MEETING

Centerville Planning Commission

Date: June 27, 1967  
Time: 7:30 P. M.  
Members Present: Lyons, Hoy, Purdin and Butler

The minutes of the meetings of March 28 and May 31, 1967 were read and approved. There was no meeting in April.

Application Z-1-67 of Mr. Walter McNiel requesting rezoning of land between Westerly Lane and Westerly Drive between Virginia Avenue and South Main Street was considered. A letter (6-26-67) from Mr. Frank Ventura (Geer Associates) recommending denial of approval was read. Hoy moved, Purdin seconded and it was unanimously carried that it be recommended to Council that approval be denied.

Mr. Jack Mitchell presented a modified layout for Maple Street connecting Maple Street and Maple Avenue through the "VanOver" property. Mr. Williams recommended approval with the modification that the connection to Maple Street at Cemetary Drive be as wide as the property lines on the south-east corner will allow. (Plans issue 6-14-67 modified). Hoy moved, Purdin seconded and it was unanimously carried that approval be recommended. A copy of the agreement with the Township regarding Cemetary Drive was received.

R. Archdeacon presented a preliminary layout for South Suburban Commercial Park in the area south of East Franklin and west of the railroad that is zoned "industrial" (issue 6-21-67). An outlet to Clyo Road was discussed. Hoy moved that the preliminary layout be recommended for approval if South Suburban Circle were extended to the south property line and a temporary turn-around at the south end be provided. This was seconded by Lyons and unanimously carried. The Planning Commission unanimously went on record as strongly recommending that a suitable buffer of at least 15 feet be required on the west edge of this area as long as property to the west is zoned residential.

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A preliminary layout for Centerville Station Plat (Richard Brainard) was presented. This layout included donation of a 17.5 acre park area and corresponding reduction in lot sizes and a variable lot size under the density provisions of the residential development plan of the zoning ordinance. There was considerable discussion on traffic flow and the long cul-de-sacs. The following recommendations were made: 1) 50 ft. right-of-way for Centerville Station Road; 2) widening the pavement for the north-south street at its junction with Centerville Station Road to permit right and left turn lanes; 3) sidewalk (one side) of the major north-south and east-west streets and on Centerville Station Road. It was moved by Hoy and unanimously carried that approval be recommended if the above suggestions are incorporated.

Record Plan, Detail Drawings and Cost Estimate for Pleasant Hill Section 14 were presented (Main Surveying and Engr. - June 1967). The letter of 6-27-67 from the Engineer was read. Butler moved approval be recommended with changes in sidewalk location as suggested by the Engineer and change in the name of Green Ash Drive to Blackstone Drive.

Respectfully submitted,

John Mann Butler  
Secretary

*Approved  
Aug 1, 1967  
Hoy, Myers, Butler*