

CENTERVILLE PLANNING BOARD

MEETING OF OCTOBER 25, 1966

PRESENT: LYONS, PURDIN, SCHELL, HOY

THE REGULAR OCTOBER MEETING OF THE PLANNING COMMISSION WAS HELD AT 7:30PM, OCTOBER 25, 1966, CENTERVILLE MUNICIPAL BUILDING.

MINUTES OF THE PREVIOUS MEETING, SEPTEMBER 27, 1966, WERE READ, BUT ACTION ON APPROVAL WAS POSTPONED. A PHRASING IN THE MINUTES HAVING TO DO WITH THE ZONING STATUS OF THE TOWNE PROPERTIES APPLICATION IS OPEN TO QUESTION. MINUTES READ (IN PARAGRAPH 4)... " WAS ZONED EC AND HAS BEEN REZONED B-3". THE QUESTION IS, SHOULDN'T THE WORDING BE, "HAD BEEN CONSIDERED REZONED TO B-5"? THIS MATTER WAS DEFERRED TILL THE NEXT MEETING DUE TO THE ABSENCE OF SECRETARY JOHN BUTLER.

BOB ARCHDEACON AND SNOWDEN ARMSTRONG APPEARED ON BEHALF OF TOWNE APARTMENTS INC, WHO HAVE AN APPLICATION PENDING FOR CONSTRUCTION OF A GARDEN APARTMENT COMPLEX ON THE LAND EAST OF ROUTE 48 AT VILLAGE SOUTH LOCATION. THE DESIGNS AND PLANS WERE PRESENTED. THE PROJECT ENVISAGES A TOTAL OF 275 APARTMENTS. THE BOARD WAS SHOWN SKETCHES OF THE PLANS AS THEY HAVE BEEN DEVELOPED, WITH AN OVERAL PLAN SHOWING THE FINAL DESIGNS. JOE THEOBALD APPEARED UNOFFICIALLY REPRESENTING CERTAIN FAMILIES IN VILLAGE SOUTH, AND OPPOSING THE PORJECT, SAYING THAT DENSITY WOULD ADD TOO MANY PEOPLE AND TOO MUCH TRAFFIC PROBLEMS.

THE DISCUSSION INDICATED FOUR MAIN AREAS OF PROBLEM, OR CONSIDERATION. 1) DESIGN; 2) THE TWO OPEN DITCHES; 3) DENSITY (NUMBER OF APARTMENTS); 4) TRAFFIC.

BECAUSE OF THE MAJOR NATURE OF THIS APPLICATION; BECAUSE IT IS THE FIRST OPPORTUNITY THE VILLAGE HAS HAD FOR REAL EC ZONING DEVELOPMENT; AND BECAUSE OF THE ADVISABILITY OF STUDYING THE PROBLEM AS CAREFULLY AS POSSIBLE, IT WAS MOVED BY MR. SCHELL AND SECONDED BY MR. HOY, THAT THE PROJECT BE REFERRED TO A SPECIAL MEETING WHERE IT COULD RECEIVE DETAILED STUDIED. THE MOTION WAS UNANIMOUSLY PASSED.

ZENGEL BUILDERS APPEARED WITH A REQUEST FOR CHANGE OF ZONING. THE LOCATION OF THE PROPERTY INVOLVED (AS SHOWN ON ACCOMPANYING MAP) IS ALONG ROUTE 48. 6.85 ACRES ARE INVOLVED. PRESENT ZONING IS R-2. REQUEST IS FOR CHANGE TO R-3. PURPOSE, TO CONSTRUCT APARTMENTS. PLAN IS FOR 24-FAMILY UNITS (8-UNITS) TO BEGIN. TOTAL WOULD BE FOR 50-55 UNITS. KARL AND JOHN ZENGEL APPEARED, SHOWING DESIGNS. IT WAS MOVED BY SCHELL AND SECONDED BY HOY, THAT THE APPLICATION FOR CHANGE OF ZONING BE APPROVED. IT WAS UNANIMOUSLY PASSED.

JERRY WILKS APPEARED FOR CENTERVILLE PROPERTIES, INC. THIS COMPANY IS AN ARTHUR BEERMAN OPERATION. PURPOSE OF THE APPEARANCE IS TO REQUEST CHANGE IN ZONING. PROPERTY INVOLVED IS DESCRIBED AS BEING NORTH OF JOY ELIZABETH DRIVE AND 1000 FEET WEST OF ROUTE 48, BEHIND THE BOWLING ALLEY AND SOMEWHAT CONTIGUOUS TO PART OF THE ALLEY'S BOUNDARY. IT EXTENDS TO THE NORTH AND WEST LINE OF THE BEERMAN SHOPPING CENTER BOUNDARY. CHANGE REQUESTED IS FROM R-1 TO R-2 FOR PURPOSE OF CONSTRUCTING UNITS UNDER R-2 ZONING. R-1 IS 20,000 FEET; R-2 IS 15,000 FEET. 6.6 ACRES INVOLVED. 15,000 SQUARE FEET LOTS ARE BIGGER THAN MANY SURROUNDING THIS AREA. IT WAS MOVED BY SCHELL TO APPROVE THE APPLICATION, SECONDED BY HOY AND PASSED UNANIMOUSLY.

BOB ARCHDEACON APPEARED WITH THE PRELIMINARY LAYOUT FOR AN ADDITIONAL PART OF BLACK OAK ESTATES. SHOWN WERE 24 LARGE LOTS, SOME 2-ACRES. VILLAGE ENGINEER APPROVED THE PLANS AND IT WAS UNANIMOUSLY CARRIED THAT APPROVAL BY COUNCIL BE RECOMMENDED.

RESPECTFULLY SUBMITTED

DON R. LYONS  
PRESIDENT.

*approval  
Nov 29, 1966  
JWB*