

MINUTES OF MEETING

CENTERVILLE PLANNING COMMISSION

Date: November 24, 1964

Time: 7:30 P.M.

Members Present: Theiss, Moore, Gimbel, Schell and Butler

Minutes of meetings of September 29 and October 27, 1964 were read and approved.

Mr. Sweeterman requested information on replatting of Oak Hill to get three smaller (100 x 125) lots from two larger lots. He was informed this would not conform to the zoning ordinance.

Messrs. Seeley, Tegreene and Van Zant presented application for conditional use as country club for approximately 5 acres of the Linxweiler tract. This was reviewed by the Commission with generally favorable reaction and found to be in order. Application was turned over to the Mayor for action by Council as required by ordinance.

Rezoning application Z-4-64 of J. S. Davis Co. for rezoning approximately 160 acres on the northeast corner of SR-48 and Alexander-Bellbrook Road from EC and R-1 to B-3 (Shopping Center) was considered. Messrs. ^{Mason} Leen and Coleman, representing J. S. Davis Co. presented their reasoning on why the rezoning should be granted and Mr. Pierce Wood representing a group of residents west of the proposed area spoke against the rezoning. Commission voted unanimously to recommend that rezoning be denied. Among the reasons given were:

- The large acreage for which rezoning is requested, only a relatively small part of which would be used for shopping center - the rest for IS-675, possibly.
- The increased traffic and other problems imposed by a regional shopping center.
- The doubt that the citizens of Centerville want a regional center which could tend to convert the area to a commercial area rather than a residential area.
- The many unknowns at present revolving around IS-675 location and timing.

Respectfully submitted,

John Mann Butler, Secretary

*approved
2/23/65
[Signature]*