

MINUTES OF MEETING  
CENTERVILLE PLANNING COMMISSION

Date: March 31, 1964  
Time: 7:30 P.M.  
Members Present: Theiss, Moore, Schell and Butler

Minutes of meeting of Feb. 25 read and approved.

An application for rezoning (application number Z-2-64) by R. L. Miller, for Village South, for rezoning approximately 58 acres along Rt. 48, south of Whipp Rd. from EC and R1 to B-3 and R-1 was read. There were obvious errors in the acreage and zoning classifications requested. These were corrected by Mr. Miller and returned to the commission. A copy of application was given to the Village Engineer for checking.

Several property owners requested information regarding the proposed shopping center. Mr. Campbell and Mr. Wood representing Campatrick Corp. expressed opposition to the requested rezoning, on the basis they did not believe the area could support such a shopping center.

An application for rezoning (Z-3-64) from Mr. Donald L. Huber, Concept Development Co., for rezoning a parcel on Rt. 48 and Chevy Chase was read. The application was inadequate in that the list of names of property owners within 500 ft. was not complete. Secretary was instructed to return application to applicant for correction.

A letter from the Village Engineer regarding Rezoning Application Z-1-64, submitted by Mr. R. J. Stoecklein on behalf of several property owners on west side of N. Main north of Ridgeway Rd., was read. This pointed out several discrepancies in descriptions of the properties involved. The Secretary was instructed to return the application for correction.

Mr. Edge, architect, presented a tentative layout for a 172-family apartment complex on 20 acres and requested an opinion of the Planning Commission regarding the rezoning of the Clarke property on N. Main from R-1 to R-3 for such a development. The consensus of the Commission was unfavorable to such a rezoning.

Mr. R. Gueltig requested and was given information on the number of apartment units permitted and lot size requirements for various zoning classifications.

Messrs. Archdeacon and Miller submitted record plan for Village South-Section-5-, also submitted was information on lot sizes vs. that shown on plot which was given preliminary approval.

Mr. Archdeacon said a preliminary plan for development of the Virginia Volz property (south of Village South) would be presented in the near future. He requested interpretation of the provision for lot size reduction and donation of park area, particularly as it might apply to adjacent developments in the same quarter-section.

Respectfully submitted,



John Mann Butler,  
Secretary

*Read + approved  
May 26, 1964  
JMS*