

MINUTES OF MEETING  
CENTERVILLE PLANNING COMMISSION

Date: May 26, 1964

Time: 7:30 P.M.

Members Present: Theiss, Gimbel, Moore & Butler

Minutes of the meeting of March 31, 1964 were read and approved.

The rezoning request of Village South (Z-2-64) regarding rezoning of land along Rt. 48 from EC to B-3 and R-3 was read. Letters to the commission members from the following were read: T. F. Gugerty; T. E. Pequignot, Neil Collins; C. A. Adams; Mrs. E. F. McDonald; Mrs. W. C. Gutjahr; Mrs. D. S. Rees; Gladys W. Tate; J. A. Davis.

Commission voted unanimously to recommend to Council that this rezoning request be denied. Among the reasons given for this recommendation were: attitude of people in the area, particularly those who recently purchased homes close to the proposed area; potential traffic hazards; lack of conformation to general idea of the "master plan", and deed restrictions on part of the land.

The application was turned over to Council

Rezoning request (Z-1-64) of R. J. Stoecklein on behalf of property owners on the west side of N. Main St., north of Ridgeway Road, requesting rezoning from R-1 to B-1 was considered. Commission voted unanimously to recommend denial of this request. Among the reasons cited for this recommendation were: topography of land and drainage problems, affect on adjoining R-1 area, traffic hazards, The commission did not consider zoning of this area R-1 "an obvious error" as stated in the application.

Application was turned over to Council.

Rezoning request (Z-4-64) of J. S. Davis Co. for rezoning of land on the northeast corner of Rt. 48 and Alexandersville-Bellbrook Rd. was read and tabled for study.

Rezoning request (Z-3-64) of D. H. Huber for rezoning a parcel on Rt. 48 at Chevy Chase Dr. was received and turned over to the Village Engineer for checking.

Mr. Gene Cronk presented a preliminary layout of lots for Centerville South plot, south of Concept on east side of Rt. 48. This layout had reduced lot sizes on the basis of the park donated in the Concept plot being in the same quarter-section. The commission felt it was not the interest of the ordinance that lots in one development could be reduced on the basis of park area in another development. An opinion of the solicitor will be sought.

Robert Ferguson, representing Centerville Commercial Park, presented a revised preliminary plan for street layout in the Commercial Park. This revision was desired to furnish a sufficiently large lot for a prospective customer. The revised plan still gave a through street and the layout was approved.

Respectfully submitted,



John Mann Butler, Secy.

*Approved  
Aug 25, 1964*

*4 yrs.  
JMB*