

MINUTES OF MEETING
CENTERVILLE PLANNING COMMISSION

Date: September 29, 1964

Time: 7:30 P.M.

Members Present: Gimbel, Theiss, Schell, and Butler

Minutes of meeting of August 25, 1964 were read and approved.

Rezoning application Z-4-64 by Maurice J. Leen, Jr. on behalf of J. S. Davis Co. for rezoning of approximately 190 acres on the northeast corner of Rts. 48 and 725 from EC and R-1 to B-3 (shopping center) was resubmitted with a letter and a presentation giving their reasons why proposed Interstate 675 would not interfere with a shopping center development. In essence they request rezoning of a sufficiently large tract that any of the proposed locations of IS-675 would still have enough for the development. No action was taken by the Commission.

Gene Cronk presented a preliminary plat layout for Centerville South Plat, north of Spring Valley Road and east of Rt. 48. A letter from the Village Engineer recommending approval was read. The average size of the lots is over the 15,000 sq. ft. required for R-2. The smallest lot is 12,640 sq.ft. This is based on the lot size reduction allowed when there is a donated park in the quarter-section. Commission unanimously recommended approval of the preliminary plat plan.

Record plan, construction drawings and cost estimates were presented by Gene Cronk for Sect. One of Centerville South. A letter from the Village Engineer recommending approval and suggesting amount of bond and inspection fee was read. Commission unanimously recommended approval pending approval by Council of the preliminary plat plan.

Record plan, construction drawing and cost estimate for Sect. 1, Wellington Park (south of Village South and north of A and B road) previously submitted by R. Archdeacon, representing Ralph Sharp, (July 28, 1964) was recommended for approval. A letter from the Washington Township Park Board accepting the park area was read. Mr. Williams pointed out desirability of changing the street name of Willingwood or Wellingford to avoid confusion.

Construction drawing, record plan and cost estimates were presented by R. Archdeacon for Sect. 7, Village South. The objections raised by the Village Engineer (letter of 9/29/64) to the storm sewer layout were resolved. Two lots on the edge of the plat and on the end of South Village Drive were not included in the section. This effectively blocks connecting this street to the adjacent plat for no apparent good reason. Such arrangements have led to troubles in the past. It was recommended that approval not be granted for this reason. It was also suggested that a new breakdown of lot sizes for Village South be given showing comparison with the approved preliminary plan.

R. Seely, M. Pegreene and W. VanZant requested information on possibilities and mechanism for rezoning about 3 acres in the Linxweiler tract (R-1) to construct a private swimming club. It was suggested that possibilities of rezoning to B-2 would probably be less than rezoning to R-3. Conditional use for private clubs can be granted in R-3 areas. It was also pointed out that rezoning to R-3 may be difficult because there would be no assurance that it would be used as proposed.

Respectfully submitted,

John Mann Butler, Secretary

*Recd & approved
Nov 24, 1964
JMB*