

MINUTES OF MEETING

Centerville Planning Commission

Date: January 8, 1963

Time: 7:30 P.M.

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

The minutes of the meeting of November 11, 1962 were read and approved.

Mr. McGee of Edward Rose of Ohio; Mr. Finn (attorney) representing Edward Rose of Ohio; Mr. Miller of Cornell Builders; and Mr. Archdeacon of Woolpert Engineering Co. discussed their preliminary plans and problems involved in the development of the tract of land southeast of SR 48 and Whipp Rd.

They plan to develop this under the Community Development category provided in the current zoning ordinance. They talked about approximately 80 homes/year consisting of ranch, two-story, bilevels and split levels in the range of \$20,000-\$30,000 with an average around \$23,000. Areas distributions in mind were approximately: 5% parks, 20-25% 15,000 sq ft lots, 70-75% 27,000-30,000 sq ft lots (average without parks, 17-18,000 sq ft), average frontage 90 ft. There was general agreement of the commission that the community development plan might be the best way for development of this acreage.

Problems in development of the area were presented as follows:

Deed restrictions conflict with the zoning of the EC area.

- Park area location
- High pressure gasoline line through the area
- Drainage ditches through area
- Topography and drainage
- Overhead power transmission line
- Possible location of Rt. 675

Possible solutions to these problems were discussed with no firm conclusions arrived at.

Two letters from Mr. James Lynn, representing Mr. Clarke, were read. These related to the legal description of the area west of SR 48 on which Mr. Clarke has applied for rezoning. This new description was referred to the Village Engineer for further study and the secretary was asked to contact the Village Solicitor as to the

legality of incorporating this description into the zoning application without refiling the application.

Mr. Scott again presented preliminary plans for development of the Clarke property. It was generally agreed that an additional access to the area, probably to SR 48, would be desired.

Respectfully submitted,

John Mann Butler
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*approved
3/12/63*