

MINUTES OF MEETING

Centerville Planning Commission

Date: March 12, 1963

Time: 7:30 P.M.

Members Present: Theiss, Moore, Schell and Butler ←

Feb 12, 1963

The minutes of the meeting of January 8, 1963 were read and approved.

Mr. Schell noted that a number of signs that do not conform to regulation in the ordinance have been erected in the Village. It was recommended that this be brought to the attention of the Council.

A review of the application for rezoning of the Clarke property (application Z-4-62) showed that it was still not complete. Still lacking are two copies of a map, to scale, and an additional copy of the correct legal description of the property. A majority of the Commission recommended that the secretary return the application to Mr. Lynn (attorney for applicant) for completion.

South Towne Subdivision (former Huber tract) - Messrs. Miller, Woodley and Archdeacon presented a preliminary layout for section 1 of this subdivision. Mr. Miller pointed out that they still plan to develop this tract under the community development provision of the ordinance, but in order to get started soon would like approval of section 1 under the standard R-1 provisions. This tract is subject to deed restrictions and Mr. Miller has contacted the property owners who control these restrictions to try to develop a plan which they would approve and still be as consistent as possible with the present zoning. These property owners object to: any exit from the EC area to Whipp Rd. east of Marshall; a park area on Whipp Rd.; apartments north of the drainage ditch; and to any EC area on Whipp Rd.

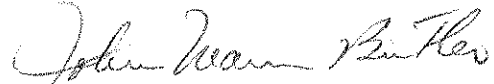
In view of the topography and the deed restrictions problems, the Commission recommended approval in principle of the preliminary layout (South Towne Section 1 3/12/63). It was pointed out that part of this area immediately east of Siebenthalers would have to be rezoned from EC to R-1 before approval of the complete section could be made. It was also stated that the commission would probably be favorable to such rezoning.

Mr. Miller requested use of a barn on this tract for storage of equipment and materials, such use not to exceed three years. Commission approved this request and could see no reason for any special permit.

Mr. Miller also requested approval for use of a model home for an office during construction and permission for erection of a sign. These requests were referred to the Zoning Board of Appeals.

Mr. James Bowsher, funeral director associated with Mr. Routsong, has purchased the Nuckols property on Main and W. Ridgeway. Mr. Bowsher presented his desire for use of this property. He would like to convert the low floor for use as a funeral parlor and remodel the upper floor for living quarters. Mr. Bowsher was informed that this would require application for a variance. Mr. Bowsher plans to contact the residents in the immediate area and explain to them his desires and plans and get their reactions before applying for a variance.

Respectfully submitted,



John Mann Butler
Secretary

bw

*Approved
June 11, 1963
Kiss, Moore, Butler*