

MINUTES OF MEETING

Centerville Planning Commission

DATE: September 23, 1963

TIME: 7:30 P. M.

MEMBERS PRESENT: Gimbel, Theiss, Moore, Schell & Butler

Minutes of meeting of April 9, July 9, August 13 and September 10 were read and approved.

Robt. Miller representing Cornell Builders, presented a plat plan for Section Two of Village South (Issue Sept. 17, 1963 Lots No. 14-41). This section is not contiguous to any other development nor does it touch SR 48 on Whipp Road. The developers are requesting a temporary, dust-free, all-weather, road, to be maintained by the developers, from SR 48 to S. Village Dr. The location of the permanent road to this section cannot be determined at this time since this will be through the EC area along SR 48 and detail plans for this area are still under study by the developer.

The disadvantages of such a temporary road were considered and discussed. However, the commission agreed that this was the best solution in order to allow sufficient thought and planning to go to the EC development. Development of EC area is new to both developers and the planning group and it was felt that every effort should be made to insure that the first section to go in be planned properly, as it could set the pattern for future developments.

Approval of this plat was recommended with the following provisions: submission and approval by the Village Engineer of profile of streets, curbs and the temporary road and an estimate for bonding purposes of roads, sewers, etc.; inclusion of sidewalks on the south side of S. Village Dr.; assurance by the Village Solicitor and/or the Park Board of execution of any necessary legal transactions involving the donated park land in this development.

The application of C. T. Routsong, T. H. Routsong and J. N. Bowsher for rezoning the front part of the lot on the northwest corner of Ridgeway and Main Sts from R-1 to R-3 was considered. It was the feeling of the majority of the commission that this rezoning represents good zoning practice and offers protection of property values to property owners on Ridgeway, Lyons, Davis and Sheldon Drs. Messrs. Gimbel, Theiss, Moore and Butler voted to recommend approval. Mr. Schell voted against approval, feeling that downgrading from R-1 to R-3 might lead to further downgrading in the future.

Respectfully submitted,

John Mann Butler
Secretary

Read & approved
Oct 8, 1963
Theiss, Moore, Butler