

Minutes of Meeting

Centerville Planning Commission

Meeting Date: Tuesday, January 9, 1962  
Time: 7:30 P.M.  
Members Present: Messrs. Gimble, Moore and Theiss  
Others in Attendance: Messrs. Ray Soloman, Robert Ferguson, Robert Miller, and Robert Poppen

Discussion:

It was recommended that a Zoning Certificate be issued to Mr. Ray Soloman (Comfort Control Co.) for construction on Tract 13 of the Centerville Commercial Park. A letter from Mr. Robert Miller, P.E., dated December 30, 1961, indicating compliance of Mr. Soloman's building and use with the amended zoning ordinance was introduced. It was further agreed that orderly storage of 10' to 13' lengths of "Transite" conduit would be permitted at the eastern portion of Tract 13.

Mr. Robert Poppen presented the layout of Concept Three - Section 9. Action was delayed until January 30, 1962. A letter from Robert G. McMillen of Concept Development Co., dated January 5, 1962, requesting approval of a new curb design was introduced. The Village Engineer, in a letter dated January 9, 1962, recommended disapproval of the design. He suggested that the same design with a 3" rise instead of a 5" rise would be acceptable. The Commission indicated its approval of such a change to Mr. Poppen.

The following rezoning requests were reviewed:

<u>Name</u>	<u>Request No.</u>	<u>Lot No.</u>	<u>Zoning Requested</u>
Nuchols	Z-1-62	25 & 46	B-1
Wroe	Z-2-62	106	B-2
Ricking	Z-3-62	105	B-2

A motion to reject the requests was made by Mr. Moore, seconded by Mr. Gimbel, and unanimously passed. Dr. John Butler, absent member of the Commission, indicated in a letter dated January 7, 1962, his disapproval of these zoning requests.

The following reasons were cited in rejecting the rezoning requests:

1. Lack of uniformity of rezoning requests.
2. All property owners in the adjacent area do not desire rezoning.
3. Residential property to the west on Lyons Drive would be adversely affected and lead to a phenomena of "creeping rezoning" in the area.

4. The setback and width of the lots in question do not result in an adverse effect from business across Route 48.
5. Professional city planners did not see sufficient cause to rezone the area in question.

R. F. Moore,  
Acting Secretary