

MINUTES OF MEETING

CENTERVILLE PLANNING COMMISSION

Meeting Date: February 13, 1962

Time: 7:30 P.M.

Members Present: Messrs. Gimbel, Moore, Theiss, Shell and
Butler

Discussion:

In accordance with the rules of the Commission, the Commission was reorganized for 1962. The officers were unanimously elected: Theiss - Chairman, Moore - Vice-Chairman, and Butler - Secretary.

Minutes of the meetings of January 9th and February 2, 1962 were read and approved.

Mr. Freeman, representing Pure Oil Co., presented preliminary plans for a filling station to be located on the southeast corner of Bradstreet Rd. and Main St. The Planning Commission unanimously approved these in principle and recommended that the Mayor issue a zoning permit therefore, pending the approval of the Village Engineer.

Mr. Lee Falke, representing Dr. Richard Miller, presented a preliminary lay-out for a proposed shopping center to be located on Main St., just south of Franklin St. and encompassing about 12 acres and extending west approximately 900 ft. This area includes land zoned B-1 and R-3. The Planning Commission unanimously agreed the proposed plan falls in the category of "Shopping Center" and all the land would have to be rezoned to B-3. Mr. Falke requested the necessary forms to apply for rezoning.

Mr. Renger inquired about zoning of his property along Clys Rd. recently incorporated into the village. Mr. Renger was interested in having this zoned industrial as soon as possible. Mr. Theiss pointed out this was zoned industrial before annexation and is shown as industrial on the master-plan. Planning Commission could see no reason why this would not be zoned industrial. Mayor Gimbel promised that the village would move as fast as possible on zoning this and other recently annexed areas.

street plat,

Mr. Poppen, representing Concept Development, presented revised preliminary layout for Concept Plat No. 3. The plan was improved in principle, pending checking and approval of the Village Engineer.

Mr. Theiss read a letter from Mr. Yeck, Chairman of Washington Twp. Park Board, indicating approval of the park area in the aforementioned plat, requesting that the turf be undisturbed and willingness of the Park Board to assume title and maintenance responsibility.

This plat plan again brought up the general question of sidewalks. It was recommended by Planning Commission that the Village Council authorize and appropriate funds for the development of an overall thoroughfare plan and sidewalk recommendations for the undeveloped areas in the village, especially the areas recently annexed.

Mr. Curtis requested a written statement that a permit for building on a 50 x 150 ft. lot in a recorded plat on Weller Ave. could be issued. Mr. Theiss pointed out that such a document could not be issued but was shown that part of the new ordinance, Section 14-B-1, referring to construction on lots in a subdivision of record at the time of passage of the ordinance.

Mr. Richard Truzzi, representing Huber Homes Inc., sounded out the Planning Commission on the possible zoning on the recently annexed land south of Whipp Rd. and east of Rt. 48. He further inquired about further reduction in lot sizes (greater than 2500 sq. ft.) if additional land (greater than 5 acres/qt. section) is donated for parks and/or other municipal services. He was requested to present his ideas in preliminary sketches in more detail so there would be a better basis for discussion.

Respectfully submitted,

John Mann Butler

John Mann Butler,
Secretary

*Redd corrected
& approved 3/6/62*