

MINUTES OF MEETING

CENTERVILLE PLANNING COMMISSION

Date: March 6, 1962

Time: 7:30 P.M.

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

Discussion:

Pleasant Hill Plat, Section Seven - By letter of February 14, 1962, the Village Engineer indicated approval of the layout, lot sizes, setbacks, water mains and sanitary sewer lines as shown in the drawings. Three man-holes in the storm sewer lines were spaced farther than the recommended (300 ft.) and no detail drawing of curb was shown. Mr. Zengel agreed to correct these. A bond of \$27,000 and inspection fee of \$228.80 were recommended.

The Village Engineer's objection to the 650 ft. road junction offset at Zengel Drive (letter of February 19, 1962) was withdrawn (letter of February 20, 1962) after further study. Although undesirable, the layout shown was felt to be the best layout possible in view of the location of the DP&L property.

The general layout was approved with the exceptions noted.

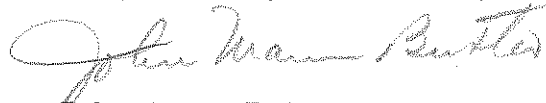
Concept Three - The letter to Council from the Village Engineer (February 19, 1962) regarding the street and lot layout in this plat was read. The points regarding the dead end streets (Graywood Court and Gulfwood Court) and the circuitous connections from these streets were well taken. <sup>However</sup> Running these streets through to Bethel (east) would involve bridges over the open storm drainages ditch and running them through south would involve another crossing of the high pressure gas lines. Due to the shallow depth of these lines and the topography of the land this was not deemed advisable.

It was recommended that sidewalk be included on the west side of Bethel extending the length of the plat and that a walk way be included connecting Greywood Court and the park. It was also recommended that the street name of Bethel and/or Clareridge be changed to be one and the same.

Shopping Area on Rt. 48 South of Franklin - Mr. Falke representing Dr. Miller presented a revised tentative layout for this proposed development. This layout included multi-family dwelling on the rear of the property to act as a buffer. This did not include an additional 100 ft. green belt required for B-3 zoning conformance. Also no buffer was provided on the south where the area joins residential area. Mr. Moore suggested that this proposed rezoning be discussed with the Village Consultants on planning. It was agreed that this would be done at the meeting scheduled for March 12.

The minutes of the meeting of February 13, 1962 were read, corrected and approved.

Respectfully submitted,



John Mann Butler  
Secretary

*approved  
3/12/62  
JMB*