

MINUTES OF MEETING

Centerville Planning Commission

Meeting Date: April 10, 1962

Time: 7:30 P.M.

Members Present: Gimbel, Theiss, Schell, Butler

Henry Sliphorst, Jr. and Gordon Zell presented a plot plan for a market on N. Main Street on the former Long property. The recommended sidewalk was not shown on the plan. This was added at the meeting. This plan was approved and it was unanimously recommended that a zoning permit be issued. Application for zoning permit No. 16 was given Mr. Sliphorst.

Mr. Chester Hibbard inquired about putting a wall in front of the Miamisburg National Bank on N. Main. He was informed this would be on the State right-of-way and approval would have to be obtained from the State.

Mr. Hibbard also inquired about possibility of putting 48 foot houses on two 62.75 front foot lots on Martha Ave. This is slightly under sideyard minimums in this area. It was suggested he bring in exact plat layout to the Planning Commission for study. This would also have to go to the Zoning Board of Appeal.

Bob Poppin, representing Concept Development, presented revised plat plans for Concept No. 3. It was recommended that concrete walks be used to connect the park area with the cul-de-sacs. It was further recommended that Mr. Poppin check with Mr. Yeck of the Park Board regarding the walk construction and maintenance of the walk and get in writing the commitments of the Park Board. Mr. Williams recommended that the walk area be described as a lot and deeded to the Park Board. It was recommended that in the unrecorded area the street name of Bethel be changed to Clareridge Lane. In the recorded part of the plat this name change will have to be done by ordinance. The street and sidewalk layout was approved unanimously. Lot sizes were not checked. These would be subject to approval when plans for specific sections are submitted.

Bob Forward inquired about the possibility of moving the east boundary of Lot 33 Gorman Plat Section Five 20 feet to the east. This would add 20 feet to Lot 33 and decrease Lot 32 by 20 feet. With these new boundaries these lots would still conform to current zoning. This would have to be accomplished by replatting but Commission could see no reason why it would not be approved.

Mr. Nuckols asked if any corrections to the applications for rezoning of his and other properties on west side of North Main Street was required. It was pointed out this had already been acted on and the minutes of the meeting recommending denial of rezoning were read for Mr. Nuckols.

A letter dated March 29, 1962 from Mr. Williams, Village Engineer, regarding the plans for a Sohio station at Main and Bradstreet was read. This plan was approved with the changes noted by Williams and noted on the plan. These include a 5 foot sidewalk on Main Street and a 4 foot sidewalk on Bradstreet (1 foot from property line).

Respectfully submitted,

John Mann Butler
Secretary

*approved
2/10/62
JMB*