

MINUTES OF MEETING

Centerville Planning Commission

Date: September 11, 1962

Time: 7:30 P.M.

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

The minutes of the July 10 and August 14 meetings were read and approved.

The rezoning request for Clark property on N. Main Street was discussed. Present were: Mr. Clark (owner); Mr. Robert Scott (one of principle stockholders of Ceal Corp., optionee of 27,543 acres of the Clark property); Mr. James Lynn, attorney representing Mr. Clark and also speaking in behalf of Mr. Scott; and Mr. Gene Brown, Miami Engineering.

Mr. Lynn presented background on Mr. Scott as a builder, showed colored slides of houses he has built and presented information on his financial responsibility. The following reasons for requesting rezoning were offered by Mr. Lynn:

- (1) Homes would be an asset (\$25,000 range - 2000 sq.ft. living area).
- (2) Buyers in this range do not want 1/2 acre lots.
- (3) Developer cannot make a reasonable profit on 20,000 sq.ft. lots.
- (4) This land should be developed and not allowed to remain unimproved.
- (5) Sheldon Drive area would not be put in jeopardy.

There was considerable discussion on the advantages and disadvantages of 20,000 vs. 15,000 sq.ft. lots. Other points brought up were limited access-express routes to the proposed plat and possibility of an access to rear of the lots facing on Normandy Lane. Mr. Theiss questioned the east boundary of the area under discussion and the probable non-coincidence of this boundary with the boundary between the R-1 and R-3 zoned areas. This was referred to the Village Engineer to check. No action was taken.

Respectfully submitted,

John Mann Butler

John Mann Butler
Secretary

bw

*Read + approved
Feb 12, 1963*

JMB