

MINUTES OF MEETING

CENTERVILLE PLANNING COMMISSION

Meeting Date: Tuesday, April 11, 1961

Time: 7:30 P.M.

Members Present: Messrs. Gordon, Moore, Schell and Theiss

Discussion:

Minutes from the meeting of March 14, 1961, were read and approved.

The plat layout for Concept Three - Section 8 was reviewed and returned to Mr. R. Poppen for the following action:

1. Clarification of the drainage situation between Bethel Rd. and Boyce Rd. Mr. Williams has suggested a catch basin centrally located between Lot Nos. 724, 725, 740 and 741.
2. Clarification of the drainage ditch layout south of Cloverwood Drive. Several members of the Commission expressed concern as to the potential safety hazards and general appearance aspects.

The plat layout for Gorman Plat #5 was re-submitted by Mr. Forward with the following revisions:

1. A sewer line easement was shown across Lot Nos. 32 and 33.
2. A setback of 35 feet was shown.

The Gorman layout was approved.

The layout for Pleasant Hill Plat - Section 6 (Zengel) was reviewed and approved.

The layout for Section One of Lynn Rae Terrace (Black and Combs) was reviewed and approved. The layout provides for a sidewalk from the area to the elementary school, and, also corrected a storm sewer situation on Gershwin Dr. It was stated by the builders that Gershwin Dr. would be connected to its counterpart in the Concept Plat upon completion of Section Two. Depending upon sales success, this connection will be made within the next 12 to 18 months.

Mr. B. Goldman and Mr. M. Vitek (representing the Bargain Barn) inquired as to the acceptable size for a sign to be erected just north and east of Spring Valley Rd. and Route 48 advertising the impending construction of a Bargain Barn. The contemplated sign was 16' long, 8' high, and 10' off the ground. The consensus of Commission opinion was that this size was quite undesirable, however, there was no legal basis upon which it could be refused.

Mr. Goldman stated his willingness to compromise on a size which was

acceptable to the Commission and the local citizenry.

It was suggested that a sign approximating the size of the placard now on the property would be acceptable. The size of the existing sign was estimated to be 4' x 6'. Mr. Gordon will investigate an acceptable size, poll the Commission, and contact Mr. Goldman during the week of April 17th.

R. F. Moore, Secretary