

Meeting: January 18, 1960

Present: W. O. Gimbel, D. J. Schell, G. H. Niswonger,
J. Theiss, T. T. Gordon

Mayor Gimbel called the meeting to order, and restated the ordinance which had been passed at the recent council meeting which established the planning board. He then reviewed the appointments to the board, namely, Don Schell for a two year term, concurrent with his term on the Board of Zoning Appeals, John Theiss to a four year term, and Tom Gordon to a six year term.

Mayor Gimbel suggested that Mr. Niswonger be the President of the Board, and it was agreed by all members, and Mr. Niswonger then took charge of the meeting. The Vice-President was then selected to be Don Schell, and it was agreed by all members that this be done. The Secretary was selected by all of the members to be Tom Gordon.

Mayor Gimbel presented to the Board, a letter from the State Department of Highways requesting that the Centerville Planning Commission have representatives at a meeting to discuss highway problems to be held on February 10th at 9:30am at the Naval Training Center, Dayton. It was urged that all members attend if possible.

Mayor Gimbel and Mr. Niswonger reported on a meeting they attended concerning the highway problems facing the area in future years. The meeting had been called by an independant group, which will now strive for authority, and will be seeking approval from the Council.

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Mr. Niswonger suggested that we invite the Executive Director of the County Planning Board to discuss with us the overall County planning approach. This was approved by the Board. Mr. Niswonger will make the arrangements.

The need for light industry in Centerville and Washington Township was discussed at great length, especially in relation to the school taxation problem. Each member of the Board will consider the needs and possible sites for light industry in the Village. Since this is a major problem, President Niswonger stated that the Planning Board would be pleased to accept assistance from any organization that is willing to assist the Planning Board.

Mr. Niswonger raised the subject of future annexation of land to the Village and the need of the Planning Board to be prepared and plan the future growth of the Village. Since the maximum lot size currently in the Centerville Building and Zoning Ordinances is 20,000 square feet per lot, he suggested that consideration be given to study the adjacent areas to the Village limits and determine the lot sizes that would be necessary for best growth and protection to the Village. Various members of the Board did not agree that such a study should begin at this time, as a majority of board members were new, it was felt to be best to acquaint themselves with the ordinances, before entering upon this project. Many approaches to the problem was stated, but it was agreed to table the formation of a committee until a later meeting.

Mr. Niswonger presented a letter concerning the changing of the present zoning of property located at 57 South Main Street.

A letter will be forwarded explaining the procedure to be followed for formal action on the request.

Additional plans were submitted to the Board which concerned the Pleasant Hill Addition to Zengle Plat, the plans were forwarded to the City Engineer.

Prints were submitted by Son Development for a Sales Office. Since this is a variation in present zoning, it was referred to the Board of Zoning Appeals.

All subsequent meetings, the dates and subjects will be posted on the board in front of the Village Hall.

All members were invited to attend a meeting on January 19th with the Trustees of Washington Township.

D. G. Gordon, Secretary