

Date September 13, 1960

Members Present: Niswonger, Schell, Gimble, Theiss

Minutes of August 22, 1960 read and passed. Minutes of August 26, 1960 were amended and then passed.

Petition from Mr. Al J. Grote for rezoning of 55.518 acres, more or less, from R-1 to B2. Said property is located 655' N. of Spring Valley Rd. on the W. side of Dayton-Lebanon Pike (Route #48). Pres. Niswonger explained about the Master Plan being set-up for the Village of Centerville, and suggested that Mr. Grote wait until this study is completed. Mr. Grote was agreeable and thought this suggestion excellent.

Robert L. Gebhardt, 107 E. Ridgeway, Centerville, Ohio, presented a plan for proposed ~~RXX~~ alteration to his residence. He was referred to the Mayor for a building permit. Upon securing the permit the plans were referred to the Village Engineer for study.

Mr. Poppen of Concept Homes presented for consideration an addition to Melody Village. This new addition is located on the S. side of Chevy Chase, is to be enclosed with a fence and a sign is to be erected over the entrance on Chevy Chase. This request was referred to Appeals Board for consideration.

Pastor McMillan presented church plans for the first structure to be erected for the Franklin Street Baptist Church, 200 W. Franklin St., Centerville, Ohio. Parking requirements were discussed and it was explained that in the near future the present ordinance requirements might be changed and these changes would have a bearing on any future building. Application for Bldg. Permit #790 was recommended by Niswonger, seconded by Schell. Voting in favor, Niswonger, Schell, Gimble and Theiss.

Mr. Wainscot presented a proposed addition to the rear of the bldg. at the rear of 30 N. Main St. As the rear line is in violation of the 10' set-back requirement Application for Bldg. Permit #791 was referred to the Appeals Board.

Mr. Wainscot presented a proposed ^{covered} patio for a residence at 322 Tauber Ave., Centerville, Ohio. This property is owned by Mr. & Mrs. Wurster. As this proposed construction violated the rear yard set-back requirements Application for Building Permit #788 was referred to the Appeals Board.

Lot 139 Zengle Plat, Application for Permit #765 was approved by Board of Appeals.

Mr. Frank C. Lyons presented plans for a house to be constructed on Davis Rd, to the W. of J. Nash Walter property, 87 Lyons Rd., Centerville, Ohio. The plans had been approved by Frank Williams, Village Engineer. Septic tank permit was approved by Montgomery County Sanitary Dept. on 8-15-60 subject to: 1. Mr. Lyons guarantees that there will be no nuisance from the septic tank so long as same is in use. 2-He agreed to connect to the sanitary sewer as soon as same is available. 3- That property will not be sold for a minimum of 2 years unless connected to sanitary sewer prior to 2 years. Application for Permit #789 recommended by Niswonger, seconded by Schell. Voting aye, Niswonger, Schell, Gimble, Theiss.

Mr. Niswonger read a letter received from Frank Williams, Village Engineer in re preliminary subdivision plans of land owned by Woodbourne Farms, Inc. and presented two proposed alternate plans prepared by the Village Engineer. The two alternate plans provided for ingress and egress to the school property for vehicular traffic. Mr. Niswonger proposed and agreed to call a meeting at a later date for the principal and his attorney to discuss this plat with the Planning Commission. This proposal was agreed to by Niswonger, Schell, Gimble and Sheiss.

Meeting adjourned.