

Date: December 16, 1960

Members Present: Gimble, Schell, Theiss and Gordon

Subject: Public Hearing on request of James F. Clark for rezoning of his property on North Main Street.

The meeting was called to order by Mayor Gimble who informed the audience that the meeting would be conducted by Mr. Schell, the Vice-Chairman, since Mr. Niswonger, the Chairman had died. The application of Mr. James F. Clark was read to the assembled group, as well as the Centerville Zoning Ordinance describing the B1 District which was requested by Mr. Clark.

Mr. James T. Lynn, Attorney for Mr. Clark, spoke for Mr. Clark and outlined the area under consideration for change in zoning. He stressed the following points: The land in question abuts State Route 48, now under construction as a 4 lane major highway; the land is proximate to the center of the business district; development of this land as residential is not reasonable as it is contiguous to the highway; no specific plans have been made for the use of the property except that all buildings would meet requirements established by the Zoning Commission; this request is not a request for spot zoning since the property in question is so close to the presently zoned business property.

Mr. Schell stated that this was a public hearing and that no decision would be made by the board this evening, but the Board would be guided by the views of consultants preparing the new zoning restrictions and land uses for the Village.

Members of the audience spoke and questioned the Board and Mr. Lynn concerning the application. The following questions were asked by the property owners:

Mrs. Constant--What type of business would be placed on the land, Mr. Lynn stated that no commitments had been made. Mr. Ricking stated that all property surrounding the land in question was residential and he could not see how a shopping center would fit in the middle of such a residential district. Mr. Brownly stated that homes in the area were purchased for suburban living and it would be ruined with stores in this area.

Mr. Gerber stated that he believed Mr. Lynn's statement was wrong concerning the ~~xxxx~~ useage of land on highways being restricted to business, he cited several instances of builders in Centerville constructing homes on the highway and selling them. Mr. Gahriss stated that he believed that all people owning property on the highway (Route 48) would be hurt badly by the widening project that thas property should be rezoned for business, as the northern part of Centerville needs business area, just as the southern part does and is now getting through the new shopping center ordinance.

Mrs. Van Over stated that the property on the road is best suited business and should be rezoned now, in order that the owners might realize the maximum gain from thair property.

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Mr. Lynn stated that it would be to the best interest of the Village of Centerville and to his client that the property be rezoned:

The meeting was adjourned.