

# RECORD OF PROCEEDINGS

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Minutes of

SPECIAL COUNCIL

Meeting

Held January 22,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, January 22, 1990 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilmember James Singer and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding.

Councilmembers and City Staff present were as follows:

Deputy-Mayor Brooks Compton

Councilmembers J. V. Stone

James Singer

C. Mark Kingseed

Mark Beasley

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

City Planner Alan Schwab

Municipal Attorney Robert Farquhar

Administrative Assistant Michael Haverland

Mrs. Beals was not present during this Meeting due to a potential conflict of interest in the one agenda item. Mr. Stone moved that Sally Beals be excused from this Meeting. Mr. Beasley seconded the motion. The motion passed by unanimous vote.

## ORDINANCE NUMBER 1-90 ZONING ORDINANCE AMENDMENT MILLER-VALENTINE REZONING

The Public Hearing was held concerning a Rezoning Request filed by Miller-Valentine for property located between Bigger Road and Wilmington Pike, north of the Cheltenham Subdivision and south of I-675. The requested zone changes for this property owned by Joseph F. Rippe, Trustee, Woodley Development Company, Inc., Society Bank N.A., Trustee, and Miller-Valentine Group are as follows:

2.6 Acres More Or Less, From Centerville R-PD

Classification To Centerville O-S Classification;

4.6 Acres More Or Less, From Centerville R-3 Classification  
To Centerville R-1c Classification;

1.7 Acres More Or Less, From Centerville B-1 Classification  
To Centerville O-S Classification;

2.7 Acres More Or Less, From Centerville R-PD Classification  
To Centerville R-1c Classification;

16.7 Acres More Or Less, From Centerville R-PD  
Classification To Centerville B-PD Classification;

30.3 Acres More Or Less, From Centerville I-PD  
Classification To Centerville B-PD Classification;

1.8 Acres More Or Less, From Centerville B-1 Classification  
To Centerville R-1c Classification;

total acreage being 60.4 acres of land.

Mr. Schwab reviewed this Rezoning Request and located the subject properties on a map. He outlined a land use plan submitted by the applicant showing office use, sales-service use, medical use, hotel/banquet/retail use, multi-family use and single-family use. He identified permitted land uses in accordance with current zone classifications, and projections

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included on the Master Plan. Mr. Schwab reviewed the original zone changes requested by the applicant, suggested zone changes by City Staff and a compromise plan which was recommended by the Planning Commission to City Council, by a 5-0 vote. Mr. Schwab brought attention to the fact that a 100 foot buffer strip would be required between commercial and the multi-family development known as Thomas Paine.

Mr. Doug Betz, Woolpert Consultants, representing the property owners, reviewed their application and this revised plan. Most of the zoning requested is planned development and will require additional approvals by the City. He brought attention to adjacent zone classifications and their compatibility with this Rezoning Request. If this rezoning is granted, plans for the first phase of development will begin with the extension of Clyo Road being most important.

Upon question of Mr. Joseph Lang, 6363 Jason Lane, Mr. Betz located on a map the proposed roadway extending from the property owned by Woodley Development Company to Thomas Paine Parkway.

Mr. Joe Harmon, 531 Willowhurst Street, recognizing this as one of the last large open space areas in Centerville, emphasized the need to retain prime agricultural open space land. He stated his opposition to the extension of Clyo Road, and urged Council to seek dedication of larger areas for parkland and to stay the development of the subject land prior to development in Greene County.

Upon question of Mr. Compton, Mr. Kenning advised that Clyo Road, with its new design, will require re-engineering, this will not be done until a firm commitment has been received from the property owners for dedication of necessary right-of-way. In consideration of these factors, anticipated construction will not begin until 1991. Mr. Kenning pointed out the fact that park land dedication will be required in some areas as development takes place. None of the properties in question are presently zoned agricultural. Mr. Compton explained the fact that the Zoning Ordinance was revised in an attempt to dedicate more parkland and open space. Mr. Schwab explained how the buffer strip will provide open space and parkland has been dedicated in Cheltenham.

Mayor Heintz pointed out the fact that the extension of Clyo Road has been proposed for the past 12 years; construction to take place as properties develop. Through the parkland dedication provision in Centerville's Zoning Ordinance, our community enjoys more parkland than many other municipalities.

Mr. Kingseed recognized these proposed rezonings as improvements over existing zoning, uses are less intense close to the Thomas Paine Subdivision.

Mr. Compton emphasized the fact that zoning west of Wilmington Pike was established based upon that which the City Council, Planning Commission, the Zoning Task Force and the community wanted for that area.

Mr. Stone explained how this area has been planned for many years; open areas will disappear, but parkland will be provided. He believes that what is proposed here is proper development.

Mr. Compton sponsored Ordinance Number 1-90, An Ordinance

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Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning 2.6 Acres More Or Less, From Centerville R-PD Classification To Centerville O-S Classification; 4.6 Acres More Or Less, From Centerville R-3 Classification To Centerville R-1c Classification; 1.7 Acres More Or Less, From Centerville B-1 Classification To Centerville O-S Classification; 2.7 Acres More Or Less, From Centerville R-PD Classification To Centerville R-1c Classification; 16.7 Acres More Or Less, From Centerville R-PD Classification To Centerville B-PD Classification; 30.3 Acres More Or Less, From Centerville I-PD Classification To Centerville B-PD Classification; 1.8 Acres More Or Less, From Centerville B-1 Classification To Centerville R-1c Classification, and moved that it be passed. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Heints  
Mayor

ATTEST:

David J. McLaughlin  
Clerk of Council