

RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held March 5, 1973

19

REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, March 5, 1973 at 8:00 P.M. at the Centerville High School, South Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Councilmen present were as follows: John McIntire, Leonard Stubbs, Charles McQueeney, Russell Sweetman, John Davis, J. V. Stone, City Manager James Smith, Municipal Attorney Robert Farquhar, City Engineer Karl Schab, Director of Finance William Bettcher and Clerk of Council Marilyn McLaughlin.

The Officers of the Centerville Police Department introduced themselves to Council and to the public. Mayor Hoy complimented them for their service to the City as Police Officers.

The Minutes of the Meeting of February 19, 1973 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of February 19, 1973 as distributed, be approved. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Stone abstained.

Mr. Joseph Barton, 7185 Bigger Lane, appeared to ask Council to consider installing traffic signalization at Bigger Road and State Route 725. Mayor Hoy advised that money has been appropriated in the 1973 Budget for three lights and this location will be one consideration.

The Public Hearing concerning the three Rezoning Requests submitted by the Acro Realty Company, Inc. was held.

The Notice of Public Hearing was read by the Clerk of Council.

The property was located on a map by City Engineer Karl Schab. The property is located at the north-west corner of Bigger Road and Alexandersville-Bellbrook Road. Requested is a change of 14.12 acres to Centerville B-2, 40.06 acres to Centerville B-3 and 20.29 acres to Centerville Entrance Corridor Classifications. The property is currently zoned Washington Township R-3.

Mr. Charles Abramovitz, with the Ralph L. Woolpert Company and representing the Applicant, explained the Request. The proposed EC area along Alexandersville-Bellbrook Road corresponds with the present EC land to the west (Greenbrier Commons). The B-2 and B-3 areas are an attempt to supply the needs of the multi-family development in the neighborhood when the market is ready.

Attorney Ben Albery, representing the Applicant, explained the City Planner's recommendation to the Planning Commission relative to these Rezonings. He recommended approval of the EC and B-3 Requests but felt the B-2 area should have Industrial use. The property owner has proposed what he feels to be a more logical use of the land.

Mr. James Singer, 1408 Ambridge Road, wondered what the Master Plan calls for in the area in question. City Planner Robert Winterhalter advised: to the north of proposed Clio Road Industrial, to the south single-family. Mr. Singer prefers the area proposed for single-family be developed as such.

Mr. Bob Flaute, 7253 Bigger Lane, sees no reason to consider these Rezonings again, the Planning Commission has denied the Requests.

Mr. Carlton Milbrandt, 7111 Bigger Lane, emphasized Planning Commission's unanimous vote for denial. He feels the neighborhood presently has adequate shopping facilities.

Mrs. Arrol Black, 7121 Bigger Lane, feels Centerville is becoming overzoned for business.

Held

March 5, 1973 continued

19

Mr. Russell Woodall, 1878 East Alexandersville-Bellbrook Road, reviewed business zoning in the surrounding area.

Councilman J. V. Stone asked whether the Developer has given competition in the area consideration. Mr. Abramovitz advised this is a part of the reason for the Requests. The Shopping Center will be built only when it is needed.

Mr. Walter Reiling, Ambridge Road, sees no reason to rezone this land now. Mr. Albery explained how Rezoning is lengthy subjects, many items must be considered and resolved.

As requested by Mr. McIntire, Mr. Farquhar explained the procedure set forth by Ordinance to bring a Rezoning Request before Council on an appeal. The Planning Commission recommends, they do not deny or approve a Request.

Mr. Winterhalter explained the corrected and accepted plan by the Planning Commission for the north east triangle of the City. He has always recommended that the proposed B-2 area be zoned industrial. He has designed the proposed EC area as a step down buffer from the high density multi-family development to the west for single-family or two family development. In consideration of recent Rezoning in this area, Centerville now has an over abundance of commercial zoning. Mr.

Winterhalter recommended denial of the subject Rezoning Requests. The Planning Commission unanimously recommended denial of the three Requests.

Mr. McIntire sponsored Ordinance Number 12-73, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 20.29 Acres, More Or Less, From Washington Township R-3 Classification To Centerville Entrance Corridor Classification. Mr. Davis seconded the motion. A roll call vote resulted in seven nays against the motion.

Mr. McIntire sponsored Ordinance Number 13-73, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 40.06 Acres, More Or Less, From Washington Township R-3 Classification To Centerville B-3 Classification. Mr. Davis seconded the motion. A roll call vote resulted in seven nays against the motion.

Mr. McIntire sponsored Ordinance Number 14-73, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 14.12 Acres, More Or Less, From Washington Township R-3 Classification To Centerville B-2 Classification. Mr. Davis seconded the motion. A roll call vote resulted in seven nays against the motion.

Councilman J. V. Stone left the Meeting at this time.

Mr. McIntire pointed out that if the Woods Apartment Complex and Greenbrier Commons are constructed at the density permitted, Centerville is going to wind up in somewhat of a quandary in the general area between Clio Road and the proposed Interstate. Centerville must make use of the high tax yield potential in the area around proposed I-675 to be of advantage to all the residents of Centerville and not be offensive to single-family residences.

Mr. Davis reported on the Planning Commission Meeting held February 27, 1973. He reviewed the Rezoning Request of the Black Oak Development Company to rezone 60.045 acres lying on the east side of Clio Road north of Centerville Station Road from Washington Township R-3 Classification to Centerville R-3 Classification. The Planning Commission recommended denial of the Request by a 6-0 vote. An appeal to Council has been filed by the Developer. Mr. Davis advised that the Planning Commission concurred that the Developer has not proven that present density cannot be met.

RECORD OF PROCEEDINGS

Minutes of

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

March 5, 1973 continued

19

Mr. Davis explained Plan Number One of Greenbrier Commons, a seven acre tract, 59 units of multi-family development at a density of 8.4 units per acre. The Planning Commission recommended approval of this Plan by a 6-0 vote. Mr. Abramovitz, representing the Developer, located the property on a map, that being north of SR 725 just east of proposed Clio Road. Mr. Schab recommended that turn lanes be provided for egress and ingress into the Development, a concrete curb will be placed in the center island of Paddington Station. Mr. McIntire suggested that the name Paddington Station be changed to alleviate any confusion in the future with streets having similar names. Mr. Abramovitz agreed to make this change. Discussion followed concerning safety on State Route 725 at the entrance of this Development and the exact location of the entrance. Mayor Hoy pointed out the fact that Alexandersville-Bellbrook Road from State Route 48 to Greene County should be a divided highway, with green strip. Mr. McIntire pointed out the need for a complete plan for the future of State Route 725. Mr. Bob Milliken with the R.S.I. Development Corporation, advised that they are willing to work out a better plan short of four lanes. Mr. Sweetman suggested that alternatives be reviewed to find a better solution to the entrance as proposed. This matter was deferred until the March 19, 1973 Council Meeting for further review and suggestions by the City Engineer and on site review by Council. The proposed entrance will be marked by Mr. Schab.

Mr. Davis reviewed the Preliminary Plan for Sheehan Road Estates. This Development is in Washington Township, berm of the road being the only portion in Centerville. It is located on the south eastern side of Sheehan Road approximately 1800 feet south of the Ida Weller School. Mr. Schab suggested that the Developer put in some improvement on Sheehan Road to carry the drainage in a more adequate way from the area being developed in Washington Township. The Planning Commission unanimously recommended approval of this Preliminary Plan with a strong recommendation to Montgomery County and the Washington Township Planning Commission that sidewalk be provided along Sheehan Road. Mr. Schab advised that the Developer has agreed to widen Sheehan Road to 2 lanes plus curb east of the centerline. Mr. Davis moved that Council accept the recommendation of the Planning Commission to approve the Preliminary Plan for Sheehan Road Estates subject to the widening of one-half of Sheehan Road to 26 feet and with a recommendation to Montgomery County and the Washington Township Trustees that sidewalk be provided within the Development. Mr. McIntire seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mayor Hoy voted no.

Mr. Davis explained the Preliminary Plan for Colonial Village, Section One. This is a development proposed by The Springmont Company for the land lying on the east side of Bigger Road at proposed Clio Road. Proposed is a 29 unit condominium development on 6.1 acres at a density of 4.6 units per acre. The entrance to the Development will be a right-of-way of 60 feet, parking bays will be provided along this dedicated roadway. Sidewalk will be along the south side of the roadway. Approval of this Preliminary received the majority vote of those present at the Planning Commission Meeting, 3-1 vote. Mr. Davis moved that Council approve the Preliminary Plan for the Springmont Development, Colonial Village, Section One. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 9-73 was held. Mr. Farquhar reviewed the proposed Ordinance. Mr. McIntire read a letter received from the Ohio Arts Council, Columbus, Ohio, offering assistance to the establishment of an Arts Commission in Centerville. Mr. McIntire

Held

March 5, 1973 continued

19

sponsored Ordinance Number 9-73, An Ordinance Establishing A Centerville Arts Commission, Providing For Membership And Terms Of Office And Designating Duties, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 10-73 was held. The proposed Ordinance was reviewed by Mr. Farquhar. Mr. Stubbs sponsored Ordinance Number 10-73, An Ordinance Establishing A Centerville City Beautiful Commission; Providing For Membership On The Commission; Providing For Organization Of The Commission And Establishing Duties For The Commission, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mayor Hoy invited all interested residents of Centerville to apply for a position on either the Arts or City Beautiful Commission, applications will be received by the Clerk of Council.

Mr. McQueeney moved that Ordinance Number 15-73, An Ordinance Authorizing And Directing The City Manager To Enter Into A Contract For The Services Of A City Planner With Robert Winterhalter, be set for Public Hearing on March 19, 1973. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman sponsored Resolution Number 11-73, A Resolution Accepting The Bid Of Dictaphone To Supply The City Of Centerville With New Eight-Track Logging-Recording Equipment And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Notification from the Ohio Department of Liquor Control for a C1 and C2 Permit to sell 3.2 and 6% Beer and Wine for Warehouse Beer Systems Company, Inc. was reviewed. Mr. Farquhar advised that he found no cause for objection to these Permits.

The Notification from the Ohio Department of Liquor Control for a D5 Permit for Dale R. Smith and Edward C. Kostic DBA Far Hills Kitchen, a Permit to sell all alcoholic beverages was reviewed. Mr. Farquhar advised that Council could file an objection in this case based on the Applicants not having received proper authority and upon the suitability of location. Mr. Davis moved that Council direct the Municipal Attorney to draft a Resolution of Objection to the issuance of this Permit. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McIntire sponsored Ordinance Number 16-73, An Emergency Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During The Fiscal Year Ending December 31, 1973, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McIntire moved that Ordinance Number 17-73, An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During The Fiscal Year Ending December 31, 1973, be set for Public Hearing on March 19, 1973. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RECORD OF PROCEEDINGS

Minutes of

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

March 5, 1973 continued

19

City Manager James Smith asked for authorization to go to bid for uniforms for the Street and Waste Collection Departments. A Contract for such will be in excess of \$1,500.00. Mr. Stubbs moved that Council grant the City Manager authorization to go to bid for uniforms for the Street and Waste Collection Departments. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith advised that approximately 40 miles of street needs marking this year in the City. The cost will be in excess of \$1,500.00. Mr. Davis moved that Council authorize the City Manager to go to bid for street marking paint. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McIntire sponsored Resolution Number 12-73, A Resolution Accepting The Bid Of The M. W. McMillan Company To Supply Four Westcoaster Refuse Scooter Vehicles For The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be adopted. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Hoy advised that a term will be expiring April 16, 1973 on the Board of Architectural Review. He invited interested residents to apply for the position.

As the Poll of Council was taken, the following comment was received: Mr. Stubbs, in reference to a previous Meeting on vandalism, expressed his desire for cooperation between governmental bodies to work out some type of plan to improve the situation. He suggested that this matter be discussed sometime in the future. Mayor Hoy suggested that a solution be discussed in a Work Session, not the problem.

There being no further business, the Meeting was adjourned.

Approved:

Paul L. Hoy
Mayor

ATTEST:

Marilyn J. Laugel
Clerk of Council