

RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held

February 14, 1972

19

SPECIAL MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session Monday, February 14, 1972 at 8:30 P.M. at the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Councilmen present were as follows: Leonard Stubbs, Charles McQueeney, Russell Sweetman, John McIntire, J. V. Stone, City Manager James Smith, Acting Municipal Attorney Robert Daddens, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin. Mr. Sweetman moved that Councilman John Davis be excused from this Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Gregg Dundon, 15 Graywood Court, submitted to Council approximately 44 petitions containing signatures of 74 residents of Centerville indicating their objection to the proposed 232 unit H.U.D. Apartment Project to be located on the east side of South Main Street and to be called Chevy Chase Park Apartments. They are opposed to their tax dollars being spent in such a manner. These petitions were sent to Mr. Dundon through the mail by the petitioners.

Mr. Charles Kline, representing Diamond Paperboard Division, appeared before Council to review recycling of newspapers vs. hauling them to the County Incinerator. A savings to the City would be \$7.90 per ton incineration costs on approximately 35 ton per month. Mr. Sweetman suggested that perhaps the newspapers could be taken to the Centerville Recycling Center so that revenue for such could be utilized by the youth of the Community.

Mr. Herb Ross, 293 Bellingham Drive, appeared before Council to indicate his objection to additional apartment construction in Centerville.

Mr. Arthur Davis, 6140 Marshall Road, questioned the status of the suit filed against the City relative to the Chevy Chase Apartment Project. Mayor Hoy suggested that Mr. Davis consult Municipal Attorney Robert Farquhar for an answer to his question.

Mr. Smith reviewed the location of all apartments in Centerville on a map, both occupied and under construction, and compared these 1271 units with the approximate 3300 single family dwellings. Mr. McIntire reviewed his objections to apartments throughout his tenure on Council and citizen objection throughout previous rezoning proposals.

Mr. McIntire sponsored Ordinance Number 15-72, An Emergency Ordinance Amending Ordinance 28-70 By Eliminating All Residential Uses From Entrance Corridor Districts, and moved that it be passed. Mr. Sweetman seconded the motion.

Mr. Stanley Weissman, 337 Pleasant Hill Drive, wondered if this proposed Ordinance could be passed by Council without first being considered by the Planning Commission. Mayor Hoy read the Charter Section relative to the passage of Emergency Ordinances.

Mr. Stubbs wondered what undue burden would be placed upon the Police and Fire Departments in additional apartment projects. Mr. Smith outlined requests for assistance currently being received throughout apartment developments in the Centerville area. Mr. Stubbs advised that he would not be in favor of the proposed Ordinance at the present time.

Mr. McQueeney felt that the number of apartments in Centerville should be limited by perhaps deletion in the EC District, but that Chevy Chase Park should be excluded from such limitation.

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Mr. Stone felt that the proposed Ordinance needs a great deal more thought and should not apply to Chevy Chase.

Mr. Stubbs moved that Ordinance Number 15-72, An Emergency Ordinance Amending Ordinance 28-70 By Eliminating All Residential Uses From Entrance Corridor Districts be tabled for further study. Mr. Stone seconded the motion. A roll call vote resulted in three ayes in favor of the motion. Mr. Sweetman, Mr. McIntire, and Mayor Hoy voted no.

Mrs. Louise Marsteller, 65 Gracewood Drive, explained how she sees a need for these Chevy Chase Park Apartments in Centerville, they would provide housing for people with an income of from \$6,000.00 to \$9,000.00 yearly.

Mrs. Marcy Wylie, 204 Waterford Drive, wondered how many apartment units are now located on Main Street south of Franklin Street.

Mr. Dan Brubaker, representing Country Village Apartments, advised that this apartment development is one-third vacant, rental cost of from \$135.00 to \$160.00 per month.

Mrs. Robert Dixon, 505 Clareridge Lane, sees a potential traffic hazard for small children in these large apartment projects.

Mrs. Helen Seilkop, 512 Grants Trail, representing the Housing Fund Committee of the Junior League of Dayton, Ohio, Inc. asked Council not to pass an Ordinance banning apartments in the EC District at the present time.

Mr. Bob Bush, Housing Expeditor of Montgomery County, reviewed his communications with the City of Centerville from December 8, 1971 to the present time. Mr. McIntire questioned Mr. Bush's employment, he is payed 50-50 by Montgomery County and the City of Dayton, He advised he was in the City Manager's Office on February 10, 1972 relative to Chevy Chase Apartments as an impartial observer.

Mrs. Jacqueline Mundel, 109 Lyons Drive, representing the League of Women Voters, stated that the local League supports the national concensus on housing being "a decent house for every American."

Mr. John Petzold, attorney for the Applicant for Chevy Chase Park Apartments, wondered if the proposed Ordinance is retroactive. Mr. Deddens read the text of the Ordinance.

Mrs. Marlon Simmons, 1460 Taitwood Drive, advised that the Chevy Chase Park Apartments as proposed are moderate and upper moderate income housing, would require an income of from \$7,500.00 to \$10,000.00 depending on number of children.

Mr. Roland McSherry, 1443 Ambridge Road, reviewed his past efforts to obtain logic planning in Centerville, and his objections to other apartment proposals. He thought that apartments should be stricken from the EC District.

A roll call vote on the previous motion (to pass Ordinance Number 15-72) resulted in three ayes in favor of the motion. Mr. Stubbs, Mr. McQueeney, and Mr. Stone voted no.

Mayor Hoy advised that vacancies currently exist on the Personnel Appeals Board and the Youth Board. He invited interested parties to submit a resume.

The Meeting was then adjourned.

Approved:

Paul C. Hoy
Mayor

ATTEST:

Marilyn J. ...
Clerk of Council