

## RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

March 1, 1971

19

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, March 1, 1971 at 7:30 P.M. at the Municipal Building with Deputy-Mayor John Davis presiding. Councilmen present were as follows: John Zengel, John McIntire, John Davis, Victor Green, Russell Sweetman, City Manager John Griffin, City Engineer Frank Williams, Municipal Attorney Robert Farquhar, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of February 15, 1971 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of February 15, 1971 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

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

The Public Hearing concerning the Rezoning Request of John Black, Stanley Swango, and P. Richard Brainard, was held. Requested is a change of 148.1245 acres from Washington Township R-3 Classification to Centerville B-2, R-1 and R-4 classifications; that property being situated along the east side of Clio Road approximately 455 feet south of the intersection of Clio Road with Alexandersville-Bellbrook Road.

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

Mr. John Black introduced Ted Granzow, Architect for the Developer, who presented a film and slide presentation reflecting Planned Unit Developments throughout areas in various States and resembles what is planned on Clio Road. Shown was how land in Centerville is being developed today, and how some of it could be developed under a Planned Unit Development. Mr. Granzow explained the zoning of adjacent land on Clio Road and Centerville Station Road. Planned is a semi-luxury self contained housing community including recreational and retail facilities with dedicated non-developed reserve areas of natural terrain; 14% of the land would be covered with buildings; construction would be over a 5 to 10 year period to begin on the southern edge of the property and proceed north; maximum number of units planned is 1147 or 9 units per acre. The change in zoning has been requested so that a Conditional Use can be obtained for a Residential Development Plan which would provide for this type of Development; there is no current provision for a Planned Unit Development in the Centerville Zoning Ordinance. Mr. Granzow pointed out how this plan fits into the recommendations of the Master Plan in the Comprehensive Development Plan.

Mr. Bernie Koziej, 345 Cedarleaf Court, questioned the coverage of only 14% of land with buildings, he pointed out that additional land will be covered with paved areas.

Mr. Roland McSherry, 1443 Ambridge Road, questioned the size of the open areas as shown in the presentation.

Mrs. Joy Dixon, 505 Clareridge Lane, requested the present status of the Master Plan. City Manager John Griffin explained that the two items completed to date are the Land Development Proposal and the Travel and Transportation Plan.

Mr. Dale Nelson, 7755 Bigger Road, questioned whether adequate transportation and sewer facilities are available to support this type of Development. Mr. Black pointed out that new sewer facilities will be in operation by 1972.

Mr. Richard Kruce, 1465 Ambridge Road, wondered what the Master Plan shows for the land lying between Clio Road and Black Oak Estates. Mr. Black advised a large portion for industry, a park, and some residential.

Mr. James Singer, 1408 Ambridge Road, made reference to the Master Plan, he sees no reason why single family homes cannot be built in the area in question.

Mr. Martin Hassel, 8035 Tallbrook Drive, questioned the concept of the buildings. Mr. Granzow advised that this will be approved by the Planning Commission and Council as the project takes shape.

Mrs. Pat Stoll, 210 Boyce Road, wondered who will own the Multi-family units. Mr. Granzow advised that this will be determined as progress proceeds.

Mr. Tom Perretti, 1655 Ambridge Road, wondered what improvement is planned for traffic flow to facilitate this type of Development. City Engineer Frank Williams explained the proposed right-of-way for Clio Road according to the Montgomery County Thoroughfare Plan. Mr. Granzow advised that anticipated cars being generated from the Development is 1 1/2 car per unit.



## RECORD OF PROCEEDINGS

Minutes of

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held March 1, 1971 cont.

19

Mr. Carl Millbrandt, 7111 Bigger Road, questioned what restrictions would be put on the Developer to construct this Planned Unit Development. Municipal Attorney Robert Farquhar advised that it could be changed to fit the zoning classification.

Mr. Les Black, 1107 Green Tree Drive, hopes the Master Plan gives Centerville a firm picture of what will happen in the future.

Mr. Charles McQueeney, 1420 Bimni Drive, feels that what is planned is a good use for the land, it would protect property value of adjacent land. He read a letter written by Mr. and Mrs. Milton Simmons, 1460 Taitwood Drive expressing their approval of the rezoning requested, they feel the plan provides the highest and best use of the land.

Mr. Dan Neer, 1547 Ambridge Road, feels what has been presented is a good plan, it is in the best interest of this community.

Mr. George Kush, 1401 Ambridge Road, feels this plan is a reasonable interpretation of the Master Plan.

Mr. George Skurna, 7885 Bigger Road, feels the Planned Unit Development as presented is a good plan, we must have faith in Mr. Black.

Mr. Bill Hamilton, 1480 Black Oak Drive, feels this would be an asset to our community.

Mr. Bob Burgess, 1460 Black Oak Drive, feels this would be a betterment to our community.

Others indicating favoritism to the rezoning in question were the following:

1. Mr. Carl Schrader, 7650 Rolling Oak Drive
2. Mr. John Bahner, 7840 Bigger Road
3. Mrs. Everett Lake, 1470 Black Oak Drive
4. Mr. Jack Brainard, 1550 Ambridge Road
5. Mr. Adayodt, 8651 Hide-A-Way Lane

Mr. Jack Meyers, 298 Pleasant Hill Drive, presented 36 Petitions containing 881 signatures in opposition to the Rezoning Request; signatures representing various areas in Centerville.

Mr. Jack Osborn, 290 Roanne Court, did sign the petition but now is in favor of the Rezoning.

Mr. George Sommerhill, 7765 Park Creek Drive and Mrs. Joy Dixon, 505 Clareridge Lane stated their opposition to the Request.

Councilman John McIntire clarified the fact that what is being considered is a change in zoning, not a Planned Unit Development. Mr. Granzow advised that the Developer would be in favor of placing certain covenants on the property should the Rezoning be granted.

Mr. Roland McSherry, 1443 Ambridge Road, feels this is not a Plan for Centerville.

Mr. James Singer, 1408 Ambridge Road, is opposed to large areas being changed to R-4 zoning classification.

Mr. Carlton Millbrandt, 7111 Bigger Road, submitted to Council a letter outlining his reasons for opposing additional apartment complexes in Centerville.

Pat Kronauge, 1433 Ambridge Road, suggested taking care of the Master Plan, Sewer Plant and roads before projects such as this are approved.

Mr. Russell Miller, Centerville-Washington Park Director, read a letter from the Park District concerning the green space proposed in the Development. From the standpoint of open space, this Development appears to meet the objectives of the Master Plan as adopted by the Park District.

Mr. Allen Hausfeld, 1365 Fenway Court, is opposed to more apartments in Centerville.

Mrs. Mary Lou McSherry, 1443 Ambridge Road, feels the plan is good if these were the only apartments proposed for Centerville.

Mr. Bill Spence, 7700 Park Creek Drive, believed the present zoning was guaranteed.

Mr. Donald Graham, 1437 Ambridge Road, wonders if this plan is appropriate for Centerville, looking at it in all aspects.

Mr. Gary Maxton, 175 Bethel Road, felt that the Centerville voting aspect should be considered.

Mr. Jim Nutter, 338 Silvertree Court, feels no plan is currently being followed for planning in Centerville.

Mr. Robert Kercher, 8025 Tallbrook Drive, agreed with Mr. Nutter's statement.

Mr. Bob Horvath, 5133 Crispy Drive, feels that too many apartments are being constructed in one area in consideration of those on the southern edge of the City of Kettering.



Held

March 1, 1971 cont.

19

Mr. Lucien Calhoun Jr., 4676 Pine Bluff Drive, Beavercreek, feels the plan copes with our problems of today.

Mrs. Duane Prosser, 1416 Ambridge Road, is against additional R-4 zoning.

Mr. Vernon Allison, 136 Zengel Drive, pointed out the need for the additional income that this Development would bring into the City.

City Manager John Griffin reported for the Planning Commission. He reviewed the Public Hearing held concerning the Rezoning Request by Oak Creek Development Company for land left over from Interstate 675 just east of Wilmington Pike. The Planning Commission will take action on this Request on March 29, 1971.

Mr. Griffin explained the Rezoning Request submitted by Frank W. Williams for one lot on the west side of Clio Road; requested is a change from Washington Township R-4 to Centerville I-1 zoning classification. The Planning Commission unanimously recommended approval of this Request to Council. Mr. McIntire requested that information concerning the final action on the Malott Rezoning be available for Council's consideration when this Public Hearing is held. Mr. Davis sponsored Ordinance Number 12-71, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning .844 Acres, More Or Less, From Washington Township R-4 Classification To Centerville I-1 Classification, and moved that it be set for Public Hearing on May 3, 1971. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Griffin explained the Curb Cut Application by Mr. E.H. Swaim to provide for a 35 foot Curb Cut at 175 North Main Street. The 35 foot Cut has been requested because of additional black top area for parking. The Planning Commission unanimously recommended approval of this Request to Council. Mr. Swaim is aware that a street is proposed on the northern edge of his property. Mr. Green moved that this single Curb Cut be approved as shown on the drawing. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Planning Commission unanimously approved the Record Plan for Terrace Villa Plat, Section Two, which includes the extension of Wythe Parish, a 33 foot street with 60 foot right-of-way to eventually continue east to State Route 48. A 4 foot sidewalk has been required on the north side of the street. Storm and sanitary facilities will be installed during development. Mr. Zengel moved that the Record Plan for Terrace Villa Plat, Section Two be approved. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

City Manager John Griffin explained a Preliminary Plan for Southbrook Manor. This is a 47.5 acre tract of land for single family development which includes a 7.4 acre park. The land is located on the east side of Marshall Road and north of Rahn Road. The Planning Commission recommended approval of the Plan to include sidewalks on one side of all streets except the two small cul-de-sacs. Mr. Robert Archdeacon will submit an amended plan which includes the sidewalks and their location. Mr. McIntire moved that the Preliminary Plan for Southbrook Manor be approved subject to the submission of the amended Plan by Mr. Archdeacon and contingent upon the Developer placing in escrow the Deed for the park lot as described on the Plan, lot amounting to 7.4 acres, to the Park District. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Griffin explained a Variance Request submitted by Kostic Construction Company to provide for front yard parking for an office and restaurant to be located on Far Hills Avenue just south of the Ponderosa Restaurant. The Public Hearing has been set for March 9, 1971 before the Planning Commission.

The Planning Commission unanimously approved the Record Plan for Red Coach South, Section Five which includes sidewalk on the east side of Kentshire Drive. City Engineer Frank Williams also recommended approval of the Plan. Mr. Davis moved that the Record Plan for Red Coach South, Section Five be approved subject to the receipt of a Performance Bond in the amount of \$72,000. and an Inspection Fee of \$537.00. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.



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City Manager John Griffin explained a Preliminary Plan for Rose Estates: a 162 acre tract of land for single family development to include a 12 1/2 acre park; the property is located on Sheehan Road across from the Ida Weller School. Approval of the Plan was recommended by the Planning Commission. Mr. Zengel brought attention to the fact that an east-west collector street as proposed through this land by the Master Plan is not included in this Preliminary. This road would connect Nutt Road with Paragon Road. Following discussion, Mr. McIntire moved that the Preliminary Plan for Rose Estates be approved, subject to a possible revision to be considered by the Planning Commission with reference to consideration of the extension of Nutt Road prior to approval of the final plan and contingent upon the Developer placing in escrow the Deed for the park lot as described on the Plan to the Park District. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Griffin advised that a Public Hearing has been set before the Planning Commission for March 29, 1971 concerning a Rezoning Request filed by Paul Lapp, Inc. for the property east of the Black Oak Estates to Wilmington Pike on the south side of Alexandersville-Bellbrook Road. Requested is a change from Washington Township B-2 and R-4 to Centerville B-2 and R-4 Zoning Classifications.

The Planning Commission recommended to Council the approval of an Ordinance to amend the Zoning Ordinance to provide for Residential Office as a Conditional Use in R-3 and R-4 zoning and to provide for Recreational and Local Business Uses in a Residential Development Plan. Mr. Davis sponsored Ordinance Number 13-71, An Ordinance To Amend Ordinance Number 15-61, The Village Of Centerville, Ohio, Known As The Zoning Ordinance Of Centerville, Ohio To Amend The Conditional Uses, and moved that it be set for Public Hearing on May 3, 1971. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Green sponsored Ordinance Number 14-71, An Emergency Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During One Quarter Of The Fiscal Year Ending March 31, 1971, and moved that it be adopted. Mr. Davis seconded the motion. Mr. Griffin advised that this Ordinance is identical to the one passed on January 4, 1971 and which is about to expire. A roll call vote resulted in six ayes in favor of the motion.

Municipal Attorney Robert Farquhar explained Resolution Number 2-71. Mr. Sweetman sponsored Resolution Number 2-71, A Resolution Assisting And Protecting The Centerville-Washington Township 175th Anniversary Corporation In Carrying Out Its Plans For Commemoration Of The 175th Anniversary Of The Founding Of The Centerville-Washington Township Community, and moved that it be passed. Mr. Zengel seconded the motion.

WHEREAS, the year 1971 marks the 175th Anniversary of the settling of Centerville, and Washington Township; and

WHEREAS, this important milestone provides an opportunity to focus our attention on the growth and progress of our city and township; and

WHEREAS, there has been formed a Centerville-Washington Township 175th Anniversary Corporation to carry out plans for commemorating this memorable event; and

WHEREAS, it is the desire of us all that this event be a self-sustaining one financially; and

WHEREAS, the Celebration Corporation anticipate revenue from such projects as admissions to an Historical Spectacle and Historical program booklet, rides, concessions, and the sale of such novelties and souvenirs as Booster Badges, Membership Certificates, Commemorative Coins, Hats, Bonnets, Old Fashioned Wearing Appeal, plus Ties, Plates, and similar items.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPALITY OF CENTERVILLE:

That no individual, company, or organization will sell, trade or give away anything that has a 175th Anniversary Celebration reference or connotation without first obtaining written permission from the 175th Anniversary Corporation, and that no permits, franchises, or privileges pertaining to Celebration activities will be granted to anyone by the City of Centerville or Washington Township unless such written permission is granted by the aforementioned 175th Anniversary Celebration Corporation.

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A roll call vote resulted in six ayes in favor of the motion.

Mrs. Everett Lake, 1470 Black Oak Drive, appeared before Council to thank the Centerville Police Department for giving their time to entertain the Centerville-Bellbrook Rifle Club on Saturday, February 27, 1971.

The Meeting was then adjourned.

Approved:

*Paul L. Boy*  
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Mayor

Attest:

*Marilyn J. Sample*  
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Clerk of Council