

RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held July 19, 1971

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session Monday, July 19, 1971 at 8:00 P.M. at the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Deputy-Mayor John Davis presiding. Councilmen present were as follows: John Zengel, Russell Sweetman, J. V. Stone, John McIntire, Victor Green, Acting City Manager James Smith, Derryl Williams in the absence of 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 June 29, 1971 had been distributed prior to this Meeting. Mr. Stone moved that the Minutes of the Meeting of June 29, 1971 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. Sweetman and Mr. Davis abstained.

Mr. Marion McCoy, 6431 Colchester Court, appeared before Council to request a progress report concerning the drainage problem on the Davis Property. Mr. Smith reviewed the progress to date and advised that work on the open drainage ditch running east to west, and the underground pipe is underway; the ditch to the east has been staked. The Ralph L. Woolpert Company has been making periodic checks on the construction.

Mr. Thomas Taggart, Attorney at Law, appeared before Council in behalf of the In-Sharp Development Company. He advised that the Development Company intends to move forward with completion of Village South, Section Sixteen, but requested an extension of four months in addition to the one month extension previously granted in order to complete the work under the contract. Mr. Farquhar recommended that the Performance Bond be extended conditioned upon any new Bond which may be required be in an amount sufficient to cover the cost of the improvements. Mr. Green moved that Council, subject to the Municipal Attorney's approval, grant a four month extension of the Performance Bond on Village South, Section Sixteen, and subject to an additional Performance Bond being required because of increased costs and subject to evidence of renewal of the existing Bond. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mrs. Rodney Miller, 320 South Village Drive, asked Council to encourage completion of Village South, Section Fourteen, as soon as possible to assure the safety of the children attending the Village South School. Mr. Smith and the City Engineer will expedite completion of this Section.

The Public Hearing concerning a Conditional Use to provide a Planned Residential Development in a R-1 zone classification, filed by Mr. Richard Pavlak, and to be known as Walnut Hills Estates, was held.

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

Mr. Smith located the subject property on a map. It is located along the west side of Wilmington Pike approximately 300 feet from the intersection of Wilmington Pike with Centerville Station Road.

Mr. Pavlak explained his proposal. The average size of the 48 lots is 20,000 square feet without the park area being included; smallest lot being 17,000 square feet with the greatest percentage being 19,000. The plan does include a 55,000 square foot park site. The lot sizes have been varied in order to make the best use of the wooded areas. The Planning Commission unanimously recommended approval of this Plan.

Mr. Fred Jackson, 2420 East Centerville Station Road, requested that an opening be considered from this Plat to the west, said opening to ultimately continue through his land, through Victor Smith's land to connect with Seminary View Drive. Mr. Green suggested using one or two lots on the west side of the plat for roadway purposes and using the park area for additional lots since the park is not a requirement in this Planned Residential Development. Mr. McIntire felt that more study should be made on this request in consideration of future roadway requirements and the potential use of adjacent land. Mr. Zengel moved that this matter be referred back to the Planning Commission for further study regarding the road layout, that portion to the west and that portion to the north, to determine whether the access road to the north is in the proper location, and for further study concerning the acreage to the west to determine how a road to that area would facilitate it. Mr. Green seconded the motion. Mr. Green suggested that the Planning Commission prepare a

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plan indicating future land use and layout of adjacent land to provide the proper thoroughfares and roadways for the future in this general area. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning the Rezoning Request of Paul E. Lapp, Inc. for 75.9 acres located on the south side of Alexandersville-Bellbrook Road southwest of Wilmington Pike, was held. Requested is a change from Washington Township R-4 and B-2 Classifications to Centerville R-4 and B-2 Classifications.

The Notice of Public Hearing was read by Mrs. McLaughlin.

Mr. Charles Abramovitz, a representative from the Ralph L. Woolpert Company and in behalf of the Applicant, explained the Request and located the property on a map. The proposal would include an extension of Wilmington Pike to carry traffic from the southern portion of Centerville to IR-675. He advised that along major thoroughfares, it is most desirable to locate lower density and places of employment which is necessary to provide proper balance in a Community - balance between multi-family and single-family development in all respects - school, finance, etc.

Mr. Roland McSherry, 1443 Ambridge Road, did not feel that this Request should be considered until the Master Plan is adopted. He reminded Council that we are again talking about apartments.

Clerk of Council Marilyn McLaughlin read the minutes of the Planning Commission Meeting relative to this Rezoning Request, in which they unanimously recommended approval of the Request.

Mr. Farquhar pointed out the fact that being considered at this time is only the Rezoning Request not the potential thoroughfare through the property.

Mr. Green explained his objection to additional Apartment Zoning in Centerville at the present time. Residents in the area have indicated that they desire a basically single family community.

Mr. McIntire questioned the ^{SEWER} service facilities available for the proposed development. Mr. Abramovitz advised that it will be served by the proposed Sugar Creek Treatment Plant, which should be completed in two or three years from now.

Mr. Stone moved that decision on this Rezoning Request be delayed for further study. Mr. Green seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Zengel suggested that a map be prepared showing the zoning and pending Rezoning Requests of adjacent land to this property. This map could be prepared by the Planning Commission.

Mr. Farquhar administered the Oath of Office to Centerville Youth Board Member Frederick Allen.

The Public Hearing concerning the Rezoning Request filed by the Springmont Company, was held. Requested is a change for 149.4 acres from Washington Township R-3 and R-4 classifications to Centerville R-3, R-4 and E-C classifications.

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

Mr. Abramovitz, representing the Applicant, located the subject property on a map and explained the Rezoning Request. The property is located on the east side of Bigger Road approximately 950 feet north of State Route 725. The property to the north of Clio Road (road is proposed to continue through this property) would be developed in Townhouses, and to the south in condominiums or co-op housing. Covenants were prepared to run with the land restricting it to the following conditions:

1. The number of residential single family living units will not exceed 850.
 2. These living units will be condominiums or co-operative and will be sold to individual home purchasers.
 3. A homeowners association will maintain private streets, open areas, drainage ditches, lakes, parks and all commonly owned facilities within the development.
 4. The residential units will be of the fourplex, sixplex or eightplex type and the townhouses will be two-story with staggered offsets and varied rooflines.
 5. These covenants to expire 10 years from the date the deed is recorded.
- The motion to approve this Request in Planning Commission failed to pass by a 3-2 vote.

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No one in the audience spoke in favor of or in opposition to this Request. Mr. Stone felt that all Rezoning Requests should be considered in a Council Work Session prior to a vote on any one request.

Mr. McIntire suggested that Council review this same type of development which has been constructed in Wayne Township in the development of Charles Huber.

Mr. Abramovitz advised that this development will be served by the Proposed Sugar Creek Sewer Treatment Plant.

Mr. Stone moved that this Rezoning Request be tabled for further study. Mr. Green seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The establishment of an Architectural Preservation District was discussed by Council. Mr. McIntire pointed out that Council now needs to determine architectural standards and how said standards will be enforced. Mr. Stone pointed out that also to be established is the area in town to be preserved. Material had been received from various Municipalities concerning their preserved districts. This material was distributed between Council Members to be reported on in a Council Work Session to be held on July 29, 1971 at 7:00 P.M.

Municipal Attorney Robert Farquhar reviewed proposed Resolution Number 7-71, This Resolution declares Winters National Bank and Trust Company as a Public Depository for active deposits. Mr. Sweetman sponsored Resolution Number 7-71, A Resolution Designating A Public Depository And Awarding Public Moneys, and moved that it be adopted. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

While the poll was taken of the Council Members for comments, Mr. Zengel suggested that action be taken on the pending Rezoning Requests as soon as possible. Mr. Green recommended a joint Meeting be held between Council and the Planning Commission to review Apartment construction in Centerville. Mr. Davis will discuss such a Meeting with the Planning Commission to determine a Meeting Date.

The Meeting was then adjourned.

Approved:



Mayor

Attest:



Clerk of Council