

RECORD OF PROCEEDINGS

Minutes of

PUBLIC HEARING

Edward Rose of Ohio, Inc.

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held February 24

19 69

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Public Hearing, Monday, February 24, 1969 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, John Davis, John Zengel, John McIntire, J.V. Stone, City Manager John Griffin, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Notice of Public Hearing concerning Ordinance Number 22-68: An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 227 Acres, More or Less, From Washington Township R-4 Classification to Centerville R-1 and R-3^{and} Entrance Corridor Classification, was read by Marilyn McLaughlin.

Engineer Frank Williams located the area on a map and explained the present and proposed zone classifications. The property is situated along the south side of Whipp Road west of the intersection of Bigger Road with Whipp Road.

Charles Abramovitz from the Ralph Woolpert Company explained the proposal. He advised that by the requested change: the R-1 area would provide for a reduction in lot size if some land was donated for open space, the R-3 area would provide a buffer for the single family residential area which abutts that area in Kettering presently zoned business, and the EC district would provide the uses needed to serve the residents and provide limited access on Bigger Road. He further advised that the request excludes that area needed for the development of Interstate 675.

Questions and Answers followed:

Mr. McIntire: Who is the petitioner?

Mr. Abramovitz: Edward Rose of Ohio, Mr. Al McGee president.

Mr. McIntire: What sanitary sewer will serve this area?

Mr. Abramovitz: The Moraine Plant, and it is capable of handling this development. Mr. Abramovitz presented a letter received from the County Sanitary Engineer which stated no objection to the rezoning of this tract as submitted, based upon sanitary sewer collection system capacity.

Mr. Abramovitz indicated that 25 acres of the land in this rezoning request would be donated for a community park. This has been approved by the park board.

Mr. Zengel felt that the development plan for the proposed rezoning is not specific enough.

Mr. Abramovitz stated that this bulk zoning has been requested so as to provide for community betterment, to limit access on existing thoroughfares, and limit to zero small retail services.

James Nutter, 338 Silvertree Court, questioned the depth of the Entrance Corridor district from Whipp Road.

Mr. Abramovitz: This depth is needed to provide for the uses as are permitted in the EC district.

Joseph Unger, 6060 Marshall Road representing the Village South Civic Association: How is the surface water drainage to be conducted from this area?

Mr. Abramovitz: It will flow into an open ditch lying between Milbank Drive and Marshall Road which was constructed to serve this area. There will be no drainage running east to west through the Village South Subdivision.

Mr. Unger: In what direction will the trunk line sanitary sewer run?

RECORD OF PROCEEDINGS

Minutes of Public Hearing

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held February 24, continued 19 69

Mr. Abramovitz: It will run west across Route 48, and will provide no additional task on the Village South Subdivision.

Charles Rush: If apartments are put in the Entrance Corridor district will this violate the requirements as provided in the proposed Zoning Ordinance?

Mr. Abramovitz: This area will conform to the requirements, if changes are proposed in the EC district classification.

Jack Himes, 871 East Whipp Road: What are the plans for 4 lanes on Whipp Road?

Mr. Abramovitz: Whipp Road will be improved by the developers as progress proceeds.

Mr. Zengel asked Mr. McGee if he would be in favor of restricting the density of apartments in the EC zone to the same as the R-3 zone as proposed by the Master Planner.

Mr. McGee was not prepared to comment on this at the present time.

Mr. Wells wondered if the park would be wooded or if it would provide sport activities.

Mr. Abramovitz advised that it is hoped that both would be provided.

Mr. Stone questioned whether the property on the north and the property on the south of Whipp Road are owned by the same person.

Mr. Abramovitz advised that the north is owned by the Oak Creek Development Company and the south owned by Mr. McGee.

The meeting was then adjourned.

Approved:

Paul W. Gray
Mayor

Attest:

Martin J. McLaughlin
Clerk of Council