

RECORD OF PROCEEDINGS

Minutes of

Public Hearing

Zengel Builders, Inc.

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held February 24, 1969

19

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Public Hearing, Monday, February 24, 1969 at 8:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, John McIntire, John Davis, J.V. Stone, John Zengel, City Manager John Griffin, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Notice of Public Hearing concerning an Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 9 Acres, More or Less, From R-2 Classification To R-3 Classification, was read by Marilyn McLaughlin.

Karl Zengel from Zengel Builders, Inc. located the property on a map and reviewed the development plan. The property is situated along the south side of Alexandersville-Bellbrook Road approximately 2800 feet east of the intersection of Route 48 with Alexandersville-Bellbrook Road. The change has been requested to permit the construction of 58 units: apartments and doubles, creating a gross density of 6.2 units per acre and a net density of 7.3 units per acre. Zengel Builders had agreed at the Planning Commission Meeting to be restricted to this plan as proposed.

Questions and answers followed:

Mr. McIntire: Who is the property owner on Alexandersville-Bellbrook Road immediately east of this proposal?

Mr. Zengel: Ed McCalley.

Mayor Hoy questioned the direction of drainage from this area.

Mr. Zengel advised that the Sanitary Sewer Drainage is to the west; and the storm sewer splits, some to the east and a little to the west.

Harry Crooks, 372 Blackstone Drive advised that he had previously presented a petition with 33 names representing property owners in the immediate area of this proposal, in opposition to this request. He feels the increase of apartments here would continue to create the overcrowding of schools as well as the overcrowding of sewer facilities. He feels this rezoning would be a continuation of spot zoning. Mr. Crooks sees no need for this type of buffer: people against people.

Vivian Crooks, 372 Blackstone Drive advised that when they purchased their home they were not informed of the proposed project, even though the plans for the project were prepared. She feels she should have been made aware of the proposal when they chose their lot on Blackstone Drive.

Ed McCalley, 650 East Alexandersville-Bellbrook Road feels that his property will be devaluated by being surrounded by apartments. He is opposed to this proposal.

Hugh Lagedrost, 595 East Alexandersville-Bellbrook Road is opposed to this rezoning because:

- a. Apartments next to residences lower the property value for these residents.
- b. Apartments house transient people, who do not have an equal interest in community affairs as compared to residents.
- c. Apartments provide more families per acre than residences.
- d. The real estate tax increase arrived from apartments does not compensate for the additional maintenance required of the City.
- e. Apartments on the south side of the Road will only set a precedence for apartments on the north side.
- f. The Zoning Board should not rezone but should work toward community improvement under the guidance of the Master Planner.

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Mr. Charles Jeffords, 360 Blackstone Drive, requested of Mr. Zengel: how many people have backed out of buying their home because of this proposal?

Mr. Zengel advised that the reverse has taken place.

Mr. McIntire asked what the measurement of right of way will be on Route 725.

Mr. Zengel advised that it will be the same as is provided in the area of Washington Park.

Mrs. Hugh Lagedrost, 595 East Alexandersville-Bellbrook Road believes Centerville and Washington Township should be one and that Council should hold the line on Zoning or Washington Township will never come into Centerville. Council should consider the welfare of the home owners and their duty to the residents, and not be influenced by one particular builder.

Mr. McIntire advised that the Master Planner proposes roughly 4500 people living in apartments in this community.

Bruce Baker, 318 Pleasant Hill Drive, requested that the Mayor present a statement as to the advisability of apartments in Centerville.

Mayor Hoy advised that he is not in favor of having 900 acres of apartments in Centerville and Washington Township. He feels that the Government should be responsive to the desires of the majority of the people in the Community. It is through Public Hearings such as this that the Government is able to acquire the desires of the Community.

Mr. Baker questioned the increased number of apartments being built in Centerville as opposed to those in the Township.

Mayor Hoy advised that the majority of apartments which have been built in Centerville have been built on property which was zoned for apartments in 1961.

John Zengel asked the people to give the City a chance to see what can be done as far as density for apartments is concerned, and not look at the past to make judgment.

Mrs. Crooks asked that Council represent the people of Centerville and not the builders when making their decision concerning this request.

Mr. McCalley: What is the Zoning of all the land surrounding this proposal?

Mr. Zengel: Residential.

Mayor Hoy extended an invitation to Mr. Baker to attend the Planning Board Meeting on February 25 to review the Centerville map concerning apartment zoning in Centerville.

The Meeting was then adjourned.

Approved:

Paul C. Hoy

Mayor

Attest:

Marie J. McLaughlin

Clerk of Council