

RECORD OF PROCEEDINGS

Minutes of

PUBLIC HEARING

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held March 24, 19 69

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

The Notice of Public Hearing was read by Clerk of Council Marilyn McLaughlin.

Engineer Frank Williams reviewed the location of the property involved in this Change in Zoning Request. The property is situated along the west side of Wilmington Pike approximately 3,100 feet south of the intersection of Whipp Road with Wilmington Pike. The area in question does not take in any territory that it is now believed will be in the right of way of the Interstate Highway. Mr. Williams advised that the Requested Change is from Washington Township R-4 classification to Centerville R-2, R-3 and B-2 classifications.

Mr. Charles Abramovitz from the Ralph Woolpert Company representing the Oak Creek Development Company introduced the three Oak Creek principles: Mr. Brainard, Mr. Sharp, and Mr. Wenzler. He reviewed the uses intended in accordance with the requested changes. The R-2 classification will permit 15,000 square foot lots which compares with the lots adjacent to it in Kettering, and will have an approximate 100 foot frontage. The R-3 area will permit multi-family apartments with a density of approximately 8.7 units per acre. The multi-family will provide a buffer for the single family from the business area as well as the Interstate Highway. The B-2 area will allow the commercial which will provide the tax base needed for the City at an Interchange of the State Highway. The businesses will be those which are oriented to the Interstate and will not be developed until the Interstate is constructed and opened. The Change is requested now so that people buying in the area will know what the zoning is and what will be constructed there. The Interchange at Wilmington Pike will be, in effect, a full Interchange and will provide access to this part of Centerville and Kettering. Wilmington Pike will become one of the major thoroughfares and major entrance streets to this portion of the Centerville area. Mr. Abramovitz further advised that a letter has been received from the State of Ohio, Department of Highways, stating that the area needed for the highway project has been excluded from the Change Request, and therefore, they have no objections to the rezoning of Parcel No. 1 and Parcel No. 2 as described in the proposal. The relocation and widening of Whipp Road will provide a feasible way of handling the traffic that will be generated in this area. Mr. McIntire questioned how access will be provided to the 3.5 acres south of the Interstate. Mr. Abramovitz advised that presently there is no way to get access but it is hoped that with future development access can be obtained. Mr. Abramovitz read a letter received from Mr. Gene Cronk, County Sanitary Engineer in which he said that "the sanitary trunk system and plant will be adequate to collect and process sanitary sewage from the projected R-2, R-3, and B-2 uses on the Oak Creek Development Company land when it is constructed."

Mr. W.L. Hall, a Centerville Resident, requested that the letter received from Mr. Cundy, State of Ohio, Department of Highways be read concerning this request. Mr. Charles Abramovitz read the letter.

Mr. Hall questioned the reference to research facilities contained in the original application. Mr. Abramovitz advised that the B-2 area will be subdivided as necessary to provide for uses as they come into being.

Mr. Hall requested that the letter concerning this request received from Parkins, Rogers and Associates, Inc. dated September 4, 1968 be read. This letter was read by the Clerk of Council. Mr. Wells advised that revisions have been made since this letter was received. The size of the Interchange for I-675 was much larger than the Master Planner knew about. When they learned of this size they changed their preliminary land use plan to show business in the area in question. The planning by the Master Planner has been revised but the letter was not revised.

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Mr. Hall wondered why the residents on Whipp Road have not been provided the same protection (buffer) as the people in the Oak Creek Development in Kettering. Mr. Abramovitz advised that with the type of apartments being built today, there would be better quality apartments than single family dwellings built in this area.

Mr. Hall questioned whether a Market Study has been made. Mr. Abramovitz advised that the Market Study indicates that what is planned here is not adequate to fit the needs of multi-family and business that will be required in this area.

Mr. Hall questioned what kind of businesses would be provided in the B-2 area. Mr. Abramovitz advised that they will be businesses which relate to the Interstate.

Mr. Norman Miller, 2681 East Whipp Road, objected to the feed through of the traffic for the people on Whipp Road to view.

Mrs. Fred Hosket, 2727 East Whipp Road, wondered about improvements for the north side of Whipp Road while improvements on the south side will be made by the developer. Mr. Abramovitz advised that the property owners will have the opportunity to tie into the facilities when they are provided and that curbs and gutters are the responsibility of adjacent property owners.

Mr. William Shilling, 5723 Oak Valley Road in Kettering, would like to see the B-2 business district confined to south of the Interchange. Mr. Abramovitz advised that good business dictates that business should be in the vicinity of need and that for some period of time the bulk of the traffic will be to and from the north.

Mr. Donald Schoettner, 5711 Oak Valley Road in Kettering, questioned the necessity of Interstate oriented business in this area. He would not like his children going into this type of operation. Mr. Abramovitz advised that the business area will be planned to provide facilities which will not depreciate the single family development surrounding the area.

Mr. J.E. Bellitt, 2755 East Whipp Road, objected to the extension of Feed Wire Road being called Whipp Road, and wondered whether the apartment project would block a motorist's view coming off Whipp Road onto Wilmington Pike. Mr. Abramovitz advised that Zoning Regulations would provide for the necessary sight distance. Mr. Bellitt would like to see a more definitive example of what is proposed.

Mr. James Shumard, 5635 Oak Valley Road in Kettering, requested information as to the permissive uses in B-2. Mr. Farquhar read the applicable section in the Zoning Ordinance. Mr. Shumard questioned what will be in the B-2 area, what direction the Multi-family units will face, and wondered if the Interstate Interchange could be moved further east. Mr. Abramovitz advised that the Multi-family dwellings will face Whipp and Overbrook Roads, and that the location for the Interstate has been explored over the past six years and the road has been moved to the present proposed location because of prior construction.

Mr. McIntire asked Mr. Abramovitz if he had any tentative time tables for this project. He advised yes, they will proceed with the extension of Overbrook as soon as they get Zoning and get plans approved. Other developments will take place when the highway plans are far enough along.

Mr. McIntire asked whether a dedicated street will exist in the R-3 area. Mr. Abramovitz advised that there is the possibility of a dedicated cul-de-sac in the R-3 area.

Mr. McIntire asked Mr. Abramovitz if he knows of any plans for sanitary sewer plant expansion that is currently being done by Mr. Cronk. Mr. Abramovitz advised that he has no detailed knowledge of what the County has in mind concerning plant expansion. Mr. McIntire asked Mr. Wells if the Planning Commission has any such knowledge. Mr. Wells advised nothing beyond what the letter from Mr. Cronk says.

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Mr. Robert Gregory, 5400 Haxton Drive, questioned when Council will take action on this proposal. Mayor Hoy advised a vote will probably be taken some-time in April. He wondered why the business district in the upper triangle is needed, and feels that the apartment area should be developed with no on street parking available. Mr. McIntire advised that this is something which has been occurring - the requirements of additional off street parking in different areas. Mr. Gregory also questioned whether Council could request that the upper triangle be zoned R-3 and allow no business rather than as it is now proposed. Mr. Farquhar advised that Council could override the Planning Commission but it would take a three-quarter vote to do so.

Mr. Lou Wilhelm, 5407 Haxton Drive, questioned the R-3 development along Whipp Road at Haxton Drive. He was in agreement with Mr. Gregory's thoughts.

Mr. Melvin Linquist, a resident of Oak Creek, questioned the set back in the R-3 district and the location of the parking area. Mr. Abramovitz advised that the set back is 30 feet and that the parking will be to the rear and behind the set back line.

Mr. Zengel wondered what depth the R-3 area will be as proposed along Overbrook. Mr. Abramovitz advised 150' deep.

The Public Hearing was then adjourned.

Approved:

Paul C. Hoy
Mayor

Attest:

Marilou J. McLaughlin
Clerk of Council