

RECORD OF PROCEEDINGS

Minutes of

PUBLIC HEARING

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held April 21,

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Public Hearing, Monday, April 21, 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, Engineer Frank Williams, Municipal Attorney Robert Farquhar, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

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

Engineer Frank Williams located the property in question on a map. The property is situated along the west side of Clio Road approximately 2500 feet north of the intersection of Clio Road with East Franklin Street. The present zoning is Washington Township R-4, proposed change to Centerville I-1. The property lies north of the present industrial area and is proposed to become industrial by the Master Planner.

Gene Torchia, representative for the applicant Floyd Malott, explained the warehousing facility they propose to build. They have been encouraged to move forward on this because Parkins, Rogers and Associates has determined that this area will be requested in their plan to be changed to industrial use. They feel they are following the growth pattern which Centerville is attempting to establish in the area. He advised that it seems ideal for this area to be used for industry because of the railroad tracks and the use of adjacent land, it doesn't seem feasible for this area to be continued as a residential area. The architecture plan for this structure is of Early American Styling, and is in keeping with Centerville. Mr. Torchia advised that this proposed project would bring additional tax revenue to the Community and will be owned, operated, and built by local people.

The following questions and answers were heard concerning this rezoning request.

Willard Nearing, 7525 Clio Road: What will the building be used for?

Mr. Torchia: Office space in the front with warehouse facility to the rear.

Mr. McIntire: What kind of construction will be used?

Mr. Torchia: Painted concrete block with a brick front. Will use residential techniques.

Mayor Hoy: Where will parking facilities be located?

Mr. Torchia: Some in front, on side, and in rear. Will try to provide as much as possible to the rear of the building.

Mr. Stone: How much square feet in structure?

Mr. Torchia: 8,400 square feet in building.

Willard Nearing, 7525 Clio Road: How much space will be between the building and the side lot lines?

Mr. Torchia: 25 feet total on each side. The building will be set back 100 feet as requested by Centerville Officials.

Berneda Weller, 7520 Clio Road: What facilities exist for sewer and water?

Mr. Torchia: Plans are in the process to extend public water facilities, north on Clio Road to this property. A septic system will be provided and will work well for this type of construction.

Bruce Baker, 318 Pleasant Hill Drive, asked the three Council representatives on the Joint Planning Committee whether they were in favor of Industrial Zoning in the area as proposed by the Master Planner.

Mr. Wells advised that he is in favor of Industrial Zoning on the west side of Clio Road and up through the flat area towards Alexandersville-Bellbrook Road.

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Mr. Trochia explained that the reason for the type of building they have selected is to provide something nice for the east side to look at if it remains residential.

Mayor Hoy would be in favor of Industrial Zoning if proper controls and restrictions are placed on the Industrial Uses that would be permitted in the area and that it be confined between the railroad and Clio Road, north of the present Industrial Zone.

Mr. Zengel advised he believes the recommendation of the Master Planner is good, and he will uphold it.

Mr. Baker advised he is not in favor of Industry being right in the center of town and next to prime residential areas.

Mr. Torchia advised that this is not necessarily a case of locating Industry in the center of town but is an attempt to locate Industry in an area best suited for that use, and land along a railroad track does not lend itself to residential development.

Jim Nutter, 338 Silver Tree Court, does not feel that the railroad tracks is a valid reason for Industry, especially if restrictions are placed upon the the Industrial Use.

Richard Fox, 7555 Clio Road, sees no reason to change the zoning on Clio Road just to accommodate one acre.

Willard Nearing, 7525 Clio Road, feels that in the long run Industrial Zoning in this area is bound to come, but it doesn't seem equitable to have a one acre tract among residents zoned Industrial; for this reason he apposes the change at this time.

Mr. Torchia advised that this type of building could set the style for businesses in this area in the future.

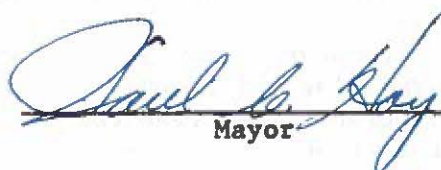
Robert Weller, 7520 Clio Road advised that at the hearing to extend water down Clio Road, before the County Commissioners, the County Engineer stated it to be impractical to put water down said roadway.

Mr. Miller wondered how many lots lie between the present Industrial Area and this lot.

Mayor Hoy requested Engineer Frank Williams to determine how many lots are in the area as discribed by Mr. Miller.

The Public Hearing was then adjourned.

Approved:


Mayor

Attest:


Clerk of Council