

RECORD OF PROCEEDINGS

Minutes of

Special Meeting

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held September 15, 1969

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session, Monday, September 15, 1969 at 8:00 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, and Clerk of Council Marilyn McLaughlin.

Mr. Wells reported for the Planning Commission. He reviewed the Public Hearing before the Planning Commission concerning an Application for Rezoning from Loring Duff for approximately 17 acres just south of Von Dette Circle. The requested change is from Washington Township R-3 to Centerville R-1.

A Public Hearing was held the same evening before the Planning Commission concerning a change in Zoning Request submitted by Paul Moody and Ralph Woodley for approximately 100 acres on East Alexandersville-Bellbrook Road; requested change is from Washington Township R-3 to Centerville E-C.

Plans for signs, landscaping and a patio shop at the Gold Circle Federated Department Store were presented to the Planning Commission. Three sets of signs were approved. The landscaping plan was approved from a botanical standpoint, the actual layout involving State Route 725 was not approved. City Manager John Griffin read a letter to Council received from Roland Eichner concerning the right of way width on Route 725. A revised site plan was submitted with this letter showing the existing 33 feet right of way and an additional 12 feet to be conveyed for right of way purposes.

A Meeting was set between Planning Commission and Council for October 14, 1969 at 8:00 P.M.

The Planning Commission approved the Contigent Use for the Village South School with a suggestion to the School Board that more parking be provided.

Approval was given by the Planning Commission to the sign layout for the Elder-Beerman Auto Store.

The Commission reviewed a request for a Conditional Use for a Day Nursery Building by Jack Mitchell on Country Manor Lane. The actual site will be reviewed.

A Request for Rezoning has been received by the Commission from Mr. and Mrs. Troyan for their property on South Main Street. The requested change is from R-2 to B-1.

City Manager John Griffin made reference to a letter received from Julia Mockabee and Margaret Decker concerning the alley running east and west at the rear of 98 East Franklin Street. This alley has been blocked with railroad ties, and they are requesting that the City take action to open it again to the public. Dedication and the City's position concerning this alley was discussed. Mayor Hoy requested that the City Manager, City Engineer, and Municipal Attorney pursue information concerning the dedication of this alley for an answer at the Council Meeting on October 6, 1969.

City Manager John Griffin explained a revised drawing for the widening of State Route 725 submitted by the Architect for the Gold Circle Store. A drawing prepared by the City Engineer was also reviewed. Discussion followed concerning the right of way which the City should strive for and the construction of such right of way. Mr. McIntire advised that he does not desire to go to the State without South Main Street being included in the proposal. He felt Centerville Should not accept, without final decisions, a deed to any property by the DeBartolo Corporation.

Councilman J.V. Stone left the Meeting at this time.

Mr. Zengel advised that Centerville should go to the State with a complete package to cover the next 15 or 20 years, not just what is needed presently. Council felt that the use of the land on the north side of East Alexandersville-Bellbrook Road necessitates the request for additional right of way from the

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property on the north. Council agreed to attempt to get right of way equal to 120 feet on East Alexandersville-Bellbrook Road. Mr. McIntire would like to see Engineer Frank William's expanded plan as soon as possible. A Special Council Meeting will be set as soon as the drawings are prepared.

City Manager John Griffin explained a drawing and a cost estimate prepared by Frank Williams for the improvement of Susan Drive. There are six property owners involved in this project, three are in favor of the improvement and three have not been heard from. Mr. Griffin will contact the other three property owners to determine their intent.

City Manager John Griffin destributed copies of a possible future Municipal Building complex, located on East Alexandersville-Bellbrook Road just east of the Shopping Center under construction. The developer proposed a lease purchase program, the buildings would be constructed over a 20 to 25 year program. Discussion followed. Mayor Hoy set a Council Work Session for September 30, 1969 to further consider this matter.

City Manager John Griffin reviewed the plan for Westerfield Drive as recorded by the developer, and the affairs which have taken place with Clark Himes and his legal representative, and Jack Mitchell. Mr. Griffin will pursue the development of this parking area. Mayor Hoy advised that this matter will be on the agenda for the next Council Meeting.

The Meeting was then adjourned.

Approved:

Paul C. Hoy
Mayor

ATTEST:

Marilee J. McLaughlin
Clerk of Council