

RECORD OF PROCEEDINGS

Minutes of

PUBLIC HEARING

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held November 13, 1969

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Public Hearing, ^{Thursday} November 13, 1969 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, Richard Miller, J. V. Stone, John Zengel, City Manager John Griffin, Engineer Frank Williams, and Clerk of Council Marilyn McLaughlin.

The Notice of Public Hearing was read by the Clerk.

Mr. Wells, as Chairman of the Planning Commission, reviewed the Rezoning Request. He located the property on a map; the property is situated along the North side of Alexandersville-Bellbrook Road east of the intersection of Clys Road with Alexandersville-Bellbrook Road. The applicants are Ralph Woodley and Paul Moody, requesting a change from Washington Township R-3 Classification to Centerville Entrance Corridor Classification for approximately 100.54 acres. There will be one entrance to this property, that being the continuation of Clys Road. The Planning Commission felt that, although the plan is in general agreement with the Master Plan, the plan is somewhat premature since the Master Plan has not yet been approved. The vote for approval by the Planning Commission on this request resulted in three in favor, two against, it did not have the five votes needed for passage.

Mr. Charles Abramovitz, representing Paul Moody and Ralph Woodley, explained their request. He advised that the change has been requested at this time because: in this area a development pattern has not yet been set, there are only a few single family residences scattered on large lots that would be affected, and, this property between Alex-Bell and the Interstate is well suited for Entrance Corridor Zoning to provide a variety of industrial uses and apartments. Apartments are being considered to provide housing that employees can afford which Industry is looking for. Industry in the Entrance Corridor Zoning is subject to Planning Commission and Council approval. He explained the extension of Clys Road through the project; it's continuation through to Wilmington Pike will come into being as other properties are developed. A commitment has been offered by the applicants that the northern 40% of this property would be held for a period of five years and in that area no multi-family units would be constructed, and all efforts would be made to induce the kind of other uses permitted in Entrance Corridor to fit in with the industrial pattern which the City would have in mind.

Mr. Wells advised that, if Council accepts the Entrance Corridor Zoning, Council should, during acceptance, state the conditions of use.

Mr. Zengel wondered what the anticipated roadway width would be for the extension of Clys Road. Mr. Abramovitz advised two twenty-two or twenty-four foot lanes of pavement with a boulevard.

Mr. Miller wondered when this road would be extended to Wilmington Pike. Mr. Abramovitz advised probably within the next ten years.

Mr. Miller suggested to Council that changing the zoning of this property at this time would be a good time to straighten Alexandersville-Bellbrook Road.

Mr. Zengel questioned what other uses the applicants have in mind. Mr. Abramovitz advised offices, light warehouses, and other permitted uses. Mr. Zengel was concerned with this property being developed entirely with apartments.

Mr. Stone wondered if the applicants are willing to limit the number of units to be constructed on the southern 60% of the property. Mr. Abramovitz advised that this could be worked out.

Mr. Borchers, representing his mother who owns the property immediately west of the property in question, was concerned with roadway adequacies for industry. The southwest corner of the subject property sits on a hill and is

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visible throughout the whole valley, he would not like to see this area covered with a high density of apartments. He felt people living across the street are entitled to some protection. He would like to see a more complete plan and a plan more in keeping with the character of the site. He does not feel the property is of apartment or industrial character. He suggested that this corner be considered for a future Municipal Building.

Mr. Zengel questioned whether the extension of Cloy Road is completely on the applicant's property. Mr. Abramovitz advised that 50 feet of the right of way is on their property, the remaining would have to be acquired from the Borchers Property when it is developed.

Mayor Hoy suggested that the City Manager obtain ^{aerial} photographs of this area which will be reviewed in a future Council Work Session.

The Public Hearing was then adjourned.

Approved:


Mayor

Attest:


Clerk of Council