

Held December 1,

19 69

PUBLIC HEARING

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Public Hearing, Monday, December 1, 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, John Zengel, J.V. Stone, City Manager John Griffin, Engineer Frank Williams, Municipal Attorney Robert Farquhar, and Clerk of Council Marilyn McLaughlin.

The Notice of Public Hearing was read by the Clerk.

Mr. Wells reviewed the location and proposed layout of the property for which Rezoning is Requested. The property is located at the dead-end of West Von Dette Circle and the extension of Mapleton Drive. The Requested change is for approximately 17.013 acres from Washington Township R-3 to Centerville R-1, lot size reduction from 30,000 to 20,000 square foot lots, The Planning Commission recommended that this Rezoning be denied, they did not feel the density should be changed in consideration of surrounding land.

Loring Duff, the applicant, explained his request.

Charles Taylor, 7460 Pinefrost Lane, appeared in opposition to the Request. He advised that Petitions were submitted to the Planning Commission containing sixty signatures strongly recommending that this Rezoning Application be denied for the following reasons:

1. Present district boundaries are logically drawn in relation to existing conditions and as such a change would be contrary to well established land use patterns.
2. Development in the area, which is currently heavy, has not required modification or change of zoning district and has not been contrary to existing zoning ordinances.
3. This rezoning request, if granted, would constitute an "entering wedge" and thus be a deterrent to the use or development of adjacent property in accordance with existing zoning ordinances.

He advised that this Rezoning would not be a benefit to the City, it would not relieve a serious problem of the landowner, and it is contrary to the wishes and desires of neighboring landowners. For these reasons he felt the Request should be denied.

Douglas Ringwall, 1736 Mapleton Drive, advised Council of his opposition to this Request.

Russell Woodall, 1878 East Alexandersville Bellbrook Road, spoke in favor of the Request. He felt lot sizes will have to blend sometime, so why not begin now.


Mr. Wells advised that a Public Hearing will be held on December 11, 1969, before the Planning Commission for a residential development plan to include this property.

Mr. Zengel felt that the plan would not be harmful for the overall area if the homes to be built would be comparative to those already constructed and being constructed on adjacent property.

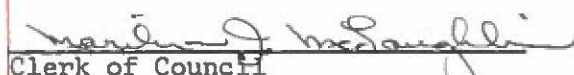
Mr. McIntire felt that action should be taken on this Request to clear the matter for his latter Request.

Mayor Hoy declared the Public Hearing closed.

Approved:


Mayor

Attest:


Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

PUBLIC HEARING

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held December 1, 19 69

PUBLIC HEARING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Public Hearing, Monday, December 1, 1969 at 9:00 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.

The Notice of Public Hearing was read by the Clerk. The Hearing is being held in consideration of an application for a conditional use for a Day Nursery Building to be located in the Country Village Plat, upon application by Jack Mitchell.

Mr. Wells located the proposed Day Nursery on a map and explained it's surroundings. The Planning Commission recommended to Council that this Day Nursery be considered for Conditional Use, and be approved based upon the fact that the use compliments the apartments and will be used to provide a kindergarten service to the apartment dwellers. This would accommodate approximately thirty-five children and three teachers.

Mr. McIntire questioned the policing of various standards concerning such an operation.

Richard McFadden, Montgomery County Health Department, advised that Ohio Legislation has been passed regarding license structure, and that his Department will soon have the responsibility of licensing and enforcement.

Mayor Hoy suggested tabling this matter until information is available as to what is required in this law.

Mr. McIntire felt that this proposal contains some hazardous conditions and should be further studied.

Council agreed to table this matter until more information is received concerning the new law, and from the County Child Welfare Association. Mr. McFadden will keep Council informed concerning the new State Law.

Mayor Hoy declared the Public Hearing closed.

Approved:

Paul H. Hoy
Mayor

ATTEST:

Marilyn J. McLaughlin
Clerk of Council