

Section 4. Mr. Davis moved to accept Section 4 of Lake Glen Estates subject to the receipt of a Maintenance Bond in the amount of \$1,050.00. Mr. Wells seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Street Cut number 68-4 has been inspected by the Engineer and Mr. McIntire. Mr. Williams requested that the deposit for this cut be returned to the contractor.

Mr. Phil Dorosko appeared before Council concerning the condition of property at Clyo Road on Centerville Station Road. Mayor Hoy and Solicitor Fred Young will check on this condition.

The meeting was then adjourned.

Attest:

Ronald Budzik
Clerk-Treasurer

Approved:

Paul C. Hoy
Mayor

REGULAR MEETING

The Council of the Municipality of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, August 5, 1968 at 7:30 P.M. at the Municipal Building, with Mayor Paul Hoy presiding. Councilmen present were as follows: Richard Miller, John Davis, John Zengel, John McIntire, J.V. Stone, Engineer Frank Williams and Clerk-Treasurer Ronald Budzik.

The minutes of the meeting of July 15, 1968 had been distributed prior to this meeting. Mr. Miller moved that the minutes of the meeting of July 15, 1968 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire abstained.

Engineer Frank Williams reported for the Planning Board. A rezoning request was received concerning the Dr. Thomas Farm on East Franklin Street just east of the Concept Plat and south to the Village limits for the purpose of construction of an apartment complex for 1200 families. The conclusion of the Planning Board was the request was sound contingent upon a limitation of 1200 apartments and contingent upon there being no commercial or business activity conducted on the property. No formal action was taken by the Planning Board.

The proposed developers of the Jax and Ponderosa Restaurants, in the entrance corridor area on Route 48 south of Whipp Road, were requested by the Planning Board to redesign their signs so not to be more than one or two feet taller than the buildings. The Planning Board will present this to Council at a later date.

The rezoning request by Edward Rose of Ohio involving 238.845 acres was reviewed. The request is from Township R-4 to Village R-1, R-3, and EC. The property is on the south side of Whipp Road and the west side of Bigger Road is part of the proposed highway. The request was referred to Parkins, Rogers and Associates and the Ohio State

Highway Department in Middletown.

A rezoning request was received from Oak Creek Development which involves 89.437 acres on the west side of Wilmington Pike to approximately 3,000 feet south of Whipp Road and Wilmington Pike intersection. The request is from Township R-4 to Village R-2, R-3, and B-1. Part of this property falls within the proposed highway and is being referred to Parkins, Rogers and Associates and the Ohio State Highway Department in Middletown.

Zengel Construction Company presented to the Planning Board a request for 9.365 acres from R-2 to R-3. The property is along Alexandersville-Bellbrook Road and if the request is finalized they will build doubles and multi-family buildings.

The Detailed Drawings and Record Plan for the Commerical Park along East Franklin Street was discussed. The Streets need paving, new curbing and a turnaround. Details are correct and Planning Board recommends acceptance. Mr. Miller moved to accept Record Plan and Detailed Drawings of the north half of East Franklin Street and Westpark Road, subject to receipt of Bond \$17,201.80. Mr. McIntire seconded the motion. Mr. Williams told Mr. Miller he wouldn't accept it unless certain work was completed. A roll call vote resulted in six ayes in favor of the motion.

A detailed layout of proposed apartments to be built in the EC area on the east side of Route 48 just west of Concept East was presented. This complex which is known as Chevy Chase Park will contain 32 apartments containing 520 units. The Planning Board recommended Colonial Type Apartments. The Planning Board made the following comments:

1. The access road running parallel to Route 48 should be connected to the access road for Concept.
2. Different style buildings, which portray the Colonial aspects of the community, should be included in the development. The developers agreed to this and will submit sketches at a later date.

No action was taken on this matter.

Mr. McIntire questioned if we have any position on requiring developer to add approach roads out to Route 48. Mr. Williams advised not at the present time.

The rezoning request from R-3 to I-1 north of where Industrial Park ends and west of Clio Road was rejected until the Master Plan is adopted. Mr. Miller moved to accept the Planning Board recommendation and reject the Rezoning Request. Mr. Davis second the motion. A roll call vote resulted in six ayes in favor of the motion

Mayor Hoy read the following Mayor's Report:

Fines and Forfeitures	\$ 1,030.00
Costs	56.00
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Total	\$ 1,086.00

Zoning Permits issued during the month of July:

- 36 - 1 Family residences
- 1 - Entrance Way

1 - Sign

4 - Additions to residences

1 - Sports Arena

43 Total permits issued.

Mr. Davis moved that the Mayor's Report as read, be approved. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mayor Hoy abstained.

Mr. Davis reported for the Finance Committee. Mr. Davis moved that vouchers 686-788 as approved by the Finance Committee, be paid. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McIntire reported for the Street Committee. Mr. McIntire reported that the following Street Cut Permits were issued during the month of July:

#68-13 to Pyper Construction Co., Permit Fee of \$20.00, Surety Bond on file.
#68-14 to Ohio Bell Telephone Co. Permit Fee of \$20.00, Surety Bond on file.
#68-15 to Dayton Power & Light Co. Permit Fee of \$20.00, Surety Bond on file.

Mr. McIntire reported the following for the Street Committee:

1. The State law has changed and the State desires a new type Traffic Signal be installed at Route 48.
2. Work will begin on Wednesday at Clareridge Lane with the Street Department renting a Power Shovel for \$5.00 per hour from the City of Miamisburg on rental agreement.
3. Brown Marshall has been hired and is a full time employee.
4. Artesian Wells in the hill are damaging the Street on Colechester Court in Village South.
5. On Lodewood Drive a drainage line is sticking out of the ground. The line will be continued to another area for drainage.
6. The purchase of a Paint Spraying Machine is being considered.
7. Work must be done at Alexandersville Bellbrook Road and Clio Road. The State Highway fund will pay cost of some of the work.

Mr. Zengel reported for the Safety Committee. Mr. Zengel reported that they are advertising for bids on new radio equipment. Mr. Zengel advised that the Police Department is starting a new Detailed Activity Sheet Report.

The Wagner Smith Company will start work today on the Traffic Signals at Route 48 and Bradstreet Road and Route 48 and Spring Valley Road.

Ordinance No. 9-68, An Ordinance To Provide For And To Choose A Deputy-Mayor was passed the 15th Day of July, 1968. Mr. Miller nominated John Davis for position of Deputy-Mayor. Mr. Zengel seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Davis abstained.

Mr. Davis moved to accept Ordinance 10-68: An Ordinance To Establish The Salary Of The Clerk Of Council Of The Village of Centerville, Ohio. The Public Hearing for Ordinance 10-68 was held. Mayor Hoy seconded the motion. A roll call vote resulted

in six ayes in favor of the motion.

Mayor Hoy asked the Newspaper Reporters to publicize the opening for Clerk of Council in their paper.

Engineer Frank Williams reported that a study was in progress on Centerville's own Building, Plumbing, and Electrical Inspections. Mr. McIntire stated that he would like to see this happen. It would expedite business with in the Village and would be an advantage to the Village itself. Mr. Davis and Mr. Zengel agreed.

Mr. Williams advised that letters have been written and sent to the State on the condition of the highway and railroad tracks on Route 725 and a right turn lane on Route 48 at Whipp Road.

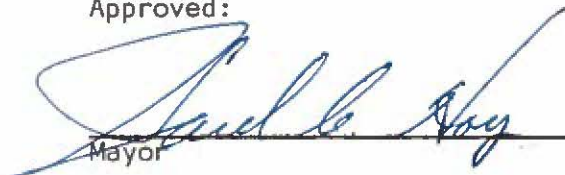
Mr. Budzik reported the Village accepted the low bid of \$3,000.00 life insurance policy on each full time employee of the Village from Manufactures Life Insurance Company.

The problem of places for people to dump grass clippings, soil, etc. was discussed by Council. It was decided that the Village will get a listing of land fill Companies for the Mayor's Office for public information.

A report published by Parkins, Rogers, and Associates on Preservation of Historical Village Character was presented to Council.

The meeting was adjourned.

Approved:



Mayor

Attest:



Clerk/Treasurer

1968

Mr. J.V. Stone of 907 New England Avenue, Centerville, Ohio was sworn into his office of Councilmen of the Village of Centerville, County of Montgomery, State of Ohio in the Council Chamber on Monday, August 5, 1968 by Mayor Paul C. Hoy.

SPECIAL MEETING

The Council of the Municipality of Centerville, County of Montgomery, State of Ohio met in Special Session, Monday, August 19, 1968 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, Engineer Frank Williams, Solicitor Fred Young, and Clerk-Treasurer Ronald Budzik.

The minutes of the meeting of August 5, 1968 had been distributed prior to this meeting. Mr. Davis moved that the minutes of the meeting of August 5, 1968 as distributed, be approved. Mr. Miller second the motion. A roll call vote resulted in six ayes in