

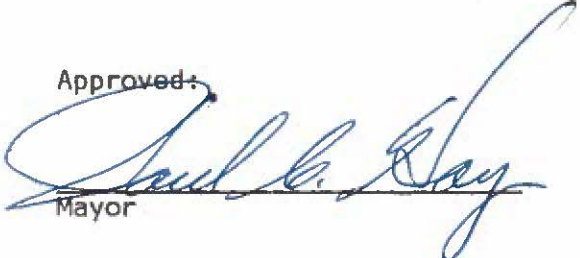
as soon as possible. A vote concerning this Rezoning Request will be taken at the next Council Meeting.

Mr. McIntire advised that the Village Engineer and the Street Committee has submitted several projects for street improvement to Mr. Carl Bauer, County Engineer, in order for Centerville to become recipients of the monies collected by the County through an additional \$5.00 on the purchase of License Plates. Council agreed to pursue this matter with a lot of vigor. Mayor Hoy directed the Clerk of Council to write to the proper people and ask for a progress report on the allocation of these funds.

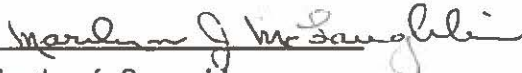
Mayor Hoy moved to appoint Mr. Stone to the Safety Committee to replace Mr. Wells, who has been removed from this Committee due to his appointment as Chairman of the Planning Board.

Mr. Wells introduced Ordinance Number 15-68: An Ordinance To Amend The Zoning Ordinance of 1961 Of Centerville, Ohio To Reclassify The Uses Permitted In Local And Roadside Business Districts. Mr. Wells moved that Ordinance Number 15-68 be passed as an emergency Ordinance. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

The meeting was then adjourned.

Approved:  
  
Mayor

Attest

  
Clerk of Council

#### REGULAR MEETING

The Council of the Municipality of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, October 7, 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 Zengel, John McIntire, J.V. Stone, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The minutes of the meeting of September 23, 1968 had been distributed prior to this meeting. Mr. McIntire advised that the following should be inserted between the third last and fourth last paragraph: "Mr. McIntire questioned Solicitor Fred Young concerning the General Foods Complex, that of the Steak House and the Sandwich Shop, with reference to the legality of the Village Council's action; he does not feel the developer is on safe ground to proceed since the Preliminary Plan included a street width not included in the Centerville Street Specifications. The general consensus of Council was Solicitor Fred Young should study this matter and come forth with a legal opinion." Mr. McIntire

moved that the minutes of the meeting of September 23, 1968 as amended, be approved. Mr. Wells seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Wells reported for the Planning Board. The Record Plan for the Loop Road in the J.S. Davis tract was discussed. There were several matters of concern: the plan contained no access to the proposed school site, no sidewalks, there was a question of street dedication, and concern over the right of way limits along the eastern border. Mr. McIntire questioned if this Loop Road would go through continuous and provisions be made for Interstate 675 at it's time of construction. Mr. McIntire suggested that the Solicitor with the Planning Board establish the criteria for a Resolution which is necessary for approval of this Loop Road. Mr. Wells advised that the Planning Board will make final reservations concerning this matter and submit them to the Solicitor for the preparation of a Resolution for passage at the Council Meeting on October 21.

The Preliminary Layout for the Chevy Chase Park Apartments was presented; complex to be in the Entrance Corridor District on the east side of Route 48 south of the Concept Plat. The complex will contain 500 apartment units. The Planning Board finds that the public health, safety, morals and general welfare of the Village will not be substantially adversely affected by the establishment of this apartment project. The Planning Board recommended that Council authorize the issuance of a Zoning Permit for this development. Mr. Wells moved that Council accept the Preliminary Drawings subject to the revision in the number of colonial style buildings to at least 11 or 1/3. Mayor Hoy seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Planning Board action concerning the Rezoning Requests of Zengel Construction Company, Oak Creek Development Company, and Edward Rose of Ohio was deferred until the next meeting of the Planning Board.

Considerable damage has been done to the Park Area in Black Oak II; the construction of sewer lines appear to be changing the grading in this area which are not in accordance with previous agreements. The Planning Board will pursue study concerning this matter.

Centerville South, Section Four was presented. Engineer Frank Williams recommended approval of this plan as it conforms to the preliminary layout as previously submitted. Mr. Wells moved that the Record Plan and Detail Drawings for Centerville South, Section Four be approved subject to the receipt of a Performance Bond in the amount of \$15,700.00 and an Inspection Fee of \$122.90. Mayor Hoy seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Council does not concur with the fact that the developer is not required to put in the improvements along Spring Valley Road as specified in the Court Order rezoning this land.

Mayor Hoy read the following Mayor's Report:

Fines and Forfeitures	\$ 1,035.50
Costs	<u>120.00</u>
Total	\$ 1,555.50

## Zoning Permits

14 1 Family residences

6 Duplexes

1 Addition to residence

1 Addition to commercial

1 Swimming Pool

1 Sign

Mr. McIntire moved that the Mayor's Report as given be accepted. Mr. Wells seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Hoy advised that several letters have been received complimenting Council on their efforts to limit the number of Gas Stations in Centerville.

An analysis of Fund Balances was discussed by Director of Finance Ronald Budzik. Mr. Budzik advised that he is preparing an Amended Appropriation Ordinance so that money can be appropriated where necessities exist. Transfers of Zoning Permits from the General Fund to the Street Fund amounted to \$7,157.60 from April thru September 1968.

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

# 68-18 to Wat-Kem Mechanical, Inc., Permit Fee of \$20.00 \$100.00 Deposit.

# 68-19 to Ohio Bell Telephone Co., Permit Fee of \$20.90 Surety Bond on file.

# 68-20 to Dino Construction Co. Permit Fee of \$20.00 Surety Bond on file.

Mr. McIntire advised that street improvement projects in the Village of Centerville by the Street Department and Contractors exceed that of Washington Township for 1968.

Mr. Zengel reported for the Safety Committee. An application has been submitted by the Village for a dog to be used in Police Service. Two bids have been received for radio equipment for the Police Department; 1. Wallace Communications Company - Comco equipment in the amount of \$16,846.84, 2. General Electric Corporation in the amount of \$16,303.27. The equipment will be installed and working within 60 days. Mr. Zengel moved that Council accept the bid from the General Electric Corporation in the amount of \$16,303.27. Mr. Wells seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The agreement containing restrictions to accompany the Rezoning Request of Paul E. Lacouture was discussed by Council. A new agreement was presented but had not been signed by Mr. Lacouture. It was decided that the agreement should be executed before Council takes action on the proposed Ordinance. Mr. Wells advised that Mr. Dale Bertsch did not agree with or participate in the writing of these agreements. The matter was tabled until the agreement is signed.

Proposed Ordinance Number 14-68 was discussed by Council. Various questions were raised by Mr. Wells. Mayor Hoy advised that a work session will be set with Solicitor Fred Young concerning this Ordinance.

The Public Hearing concerning Taxicab Service in Centerville was held. A letter was read from applicant George Powell in which he requested a wavier from the requested amount of insurance in the Code of Ordinance of the Village of Centerville. The State requirement is considerably lower than that of the Village. Mr. McIntire requested that the Solicitor review this application thoroughly.

Engineer Frank Williams advised that the President of the Washington Township Trustees has an agreement to sign giving the Village of Centerville a 35 foot easement off the west end of their driveway for the placing of asphalt at Maple Avenue.


A Maintenance Contract for the Traffic Lights was discussed by Council. The Wagner-Smith Company is willing to enact such an agreement. Engineer Frank Williams will get a sample agreement from the Wagner-Smith Company for the Safety and Street Committees to study.

Mr. Wells advised that the Planning Board has reviewed an Ordinance to amend the present Zoning Ordinance for the purpose of defining the uses permitted in the B 1 and B 2 Business Districts. The Planning Board approved this proposed Ordinance. Mr. Wells moved that this Ordinance (Ordinance Number 16-68) be published by the Clerk of Council pursuant to the Charter including summary publication in the Kettering-Oakwood Times on two separate occasions and a Public Hearing be set for November 25, 1968. Mayor Hoy seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

A member of the Historical Society appeared before Council and requested some Council action, when the time comes, to protect antiquities which are discovered during construction.

The meeting was then adjourned.

Approved:

  
Mayor

Attest:

  
Clerk of Council

#### PUBLIC HEARING

The Council of the Municipality of Centerville, County of Montgomery, State of Ohio met in Public Hearing on Monday, October 14, 1968 at 7:30 P.M. in the Centerville Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: John Davis, Harold Wells, Richard Miller, John McIntire, J.V. Stone, John Zengel, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Notice for Public Hearing for Rezoning of 75.119 acres, more or less, located along the south side of East Franklin Street approximately 1,250 feet west of the intersection of Clio Road and East Franklin Street was read by Clerk of Council Marilyn McLaughlin.