

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.

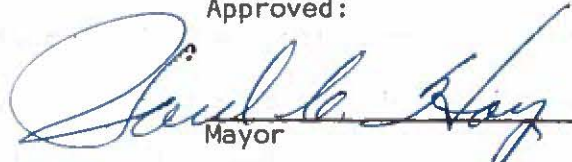
Engineer Frank Williams advised that the President of the Washington Township Trustees has an agreement to sign giving the Village of Centerville a 35 foot easement off the west end of their driveway for the placing of asphalt at Maple Avenue.

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.

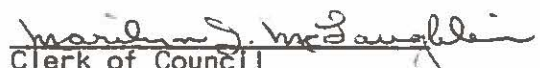
Mr. Wells advised that the Planning Board has reviewed an Ordinance to amend the present Zoning Ordinance for the purpose of defining the uses permitted in the B 1 and B 2 Business Districts. The Planning Board approved this proposed Ordinance. Mr. Wells moved that this Ordinance (Ordinance Number 16-68) 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.

Mr. Charles Abramovitz representing the Housing Corporation of America and the Kantor Corporation explained the Application for Change in Zoning, which has been filed by Frances I. Thomas. He advised that the firms he was representing have a contract to purchase all of the Frances Thomas land.

The following facts were presented by Mr. Abramovitz:

1. Apartments are planned because of the change in the population complexion over the past eight years. The average age of the population is now 25.
2. The tendency for smaller families increase the desire for apartments.
3. The desire for higher education has created a greater demand for multi-family housing.
4. Conveniences can be provided in apartment projects rather than by Local Governments.

The following information was given by Mr. Abramovitz concerning this proposed apartment development:

1. There will be a dedicated street between the multi-family structures and the industrial area. This dedicated street will continue through the project to the south boundary of this parcel of land.
2. There will be a pedestrian and bicycle way through the project.
3. The parking area will be located along a collector street. This collector street will be an internal street through the project.
4. Units will look like large single family homes.
5. The buildings will be of the New England style.
6. Structures will be two stories without basements and with large courtyards.
7. Single family homes will border the residential developments.
8. There are 1200 units planned, to be constructed over a six to eight year program on a 100 to 200 units per year basis.

Mr. Abramovitz advised that East Franklin Street could be improved by the income received through this development since the development itself would not contain many dedicated streets. He advised that the school site (5 acres donated, and 5 acres purchased by the School Board) has been checked out by the School Board and Mr. Preston is agreeable with the purchase of the 5 acres.

Several questions were raised by members of Council. Answers were given by Mr. Abramovitz.

Mr. Stone: What is going in along the east boundary near the industrial area?

Answer: Multi-family units with the possibility of them being individually owned.

Mr. McIntire: (Directed to Mr. Abramovitz) Who do you represent? You can not represent the Housing Corporation of America or the Kantor Corporation, you have to represent Frances I. Thomas at this point in the Public Hearing. Mr. McIntire, referring to Mr. Abramovitz's previous purchase statement of Mr. Preston, wondered if the Centerville Planning Commission had been contacted by Mr. Preston since the Commission is required



by law to tell where schools will go. Mr. Wells advised that the school site was part of the discussion of the Planning Commission Meeting and would assume that they had approved it. He further stated that there may not have been a great amount of discussion, as the school site is not in the area to be rezoned.

Mr. Budzik: What is the estimated number of children per unit and tax evaluation of the development as fully developed?

Answer: 2/10 of school age child per unit.

\$6,000.00 tax evaluation per unit.

\$30,000.00 tax evaluation per student.

\$7,200,000.00 total tax evaluation.

The following questions were asked by residents in attendance. Mr. Abramovitz answered the questions.

Philip Stanley, 60 Johanna Drive: Will the buildings be good looking on all sides?

Answer: Yes.

Diane Brunner, 65 Benzell Drive: What is the possibility of donating the other 5 acres for a school site?

Answer: This is not being done.

Marjorie Lagedrost, 595 E. Alex-Bell Road: (Directed to Council) What does the Master Plan suggest for this area?

Mayor Hoy advised that it was reviewed and a letter received recommending approval for this Rezoning Application. Mrs. Lagedrost advised that Council should not just think of these 1200 units but that this number is a continuous figure. She questioned whether the income would pay for the demands made on the Village. She requested that Council check into the projected number of children and cost in this project for the people in Centerville.

Diane Back, 170 Bethel Road: What kind of privacy will be provided for the people abutting the school property?

Answer: This is up to the School Board, it is customary to create a feeling of open space around schools and parks.

Marjorie Lagedrost, 595 E. Alex-Bell Road: What control does Council have in this development? Can Council control the development so that it follows the presentation as made?

Answer: The Preliminary Plan goes to the Planning Board and Council for approval and must meet the Sub-Divider's Regulations and Zoning.

Julie Maxton, 175 Bethel Road: What about capacity of sewer lines, phone lines, electric lines, etc.? Why can't this area consist of lovely homes? What about a buffer?

Answer: The housing market is toned to what is wanted and desired by the people. The apartments will provide for those people who desire to live in Centerville and cannot afford to do so.

Mr. McIntire questioned the capabilities of the Sanitary Sewer Plan and the future expansion of that plant. Engineer Frank Williams advised that he has been advised by Earl Riber, County Sanitary Department, that the plant will expand as projects develop. Mr. McIntire felt that the Village should have written documental information from the County as to the number using the present plant, the present capacity of the plant, and projection as to when the plant will need expansion. He felt that this information should have been available to the Planning Board before they made a recommendation to Council. Engineer Frank Williams will get this information from Gene Cronk, Mr. Riber's replacement.

Lloyd Price, 217 Mimosa Drive: How many hearings will there be for the public before a decision is reached?

Answer: Mayor Hoy advised that by law this is the only Public Hearing. The Council Meetings are open to the public.

Lloyd Price, 217 Mimosa Drive: The present congestion of the streets in Centerville reveal need for help, I wonder if this project would pay for streets. Has the Kantor Corporation built in Forest Park, Ohio?

Answer: Yes

Mr. Price then advised that Council should check the construction in that area before approving this development.

Mr. Abramovitz advised that the sewer plant is operated by Montgomery County and that it is financed with tap in fees. The plant is expanded as progress proceeds.

Marion Maxton, 175 Bethel Road: Why only one entrance and one exit to this apartment complex, all these people in and out at the same place and at the same time.

Answer: This was done on purpose to handle the traffic.

Bill Swigel, Tuxworth Road: What will be the rental charge?

Answer: \$150.00 to \$300.00 range plus utilities. This is not specifically high income basis.

Mary Christman, 160 Bethel Road: Will the single-family and multi-family units be constructed at the same time?

Answer: Yes. The development is planned so that no multi-family traffic will have to travel through the single-family area.

Don Brewer, 165 Bethel Road: I moved here to avoid transit people from apartments, they have a different attitude toward living. Council and Planning Board should consider the entire community as a whole concerning all the apartments in the area. Would another owner of such property be confined to apartment construction in this development?

Answer: People in the Concept Plat are far removed from anything other than single family dwellings.

William Davis, Bimni Drive: What will be the size of the lake? Won't this lake be dangerous to the school children?

Answer: 600 feet long, 150 to 50 feet wide. The School Board will have to provide the necessary safeguard.



Ralph Stahl, 304 Tuxworth Road questioned the repair of East Franklin Street as the project progresses.

Monte Dewey, 225 Bethel Road: In the Zoning being applied for here, what assurance do we have that apartments will be constructed rather than some type of business?

Answer: Robert Womsley, attorney for the developer, has prepared a deed and has submitted it to Mr. Abramovitz who, in turn, has submitted it to the Housing Corporation of America which contains deed restrictions upon the premises allowing nothing other than multi-family uses in this district and includes a shrubbery buffer. Deed restrictions can only be removed by a vote of the adjacent property owners.

Monte Dewey, 225 Bethel Road: What assurance does the Village have that the owner will maintain the collector street?

Answer: Whatever is legal will be supplied to the Village.

Mr. McIntire questioned who Mr. Womsley was representing. He was advised that Mr. Womsley was representing the Housing Corporation of America.

Mr. Wells questioned when the dedicated street in the project would be completed. He was advised that the street will be completed as the project proceeds.

Bob Young, Tuxworth Road: How will these apartments be heated?

Answer: The Dayton Power & Light Company will provide the services. The supply will be adequate if the Utility Company knows what to plan for.

Jim Larsen, 30 Glencroft Place, advised Council that this is not a small project, we are looking at almost a City.

Sue Stanley, 60 Johanna Drive, does not like the volume of traffic that will be using East Franklin Street and Johanna Drive.

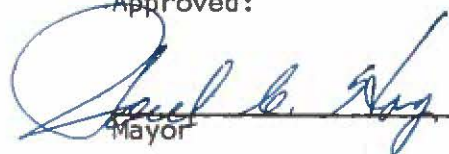
People in the audience were permitted to speak a second time. The following are questions and answers given at this time:

1. Do you have an option to purchase the Magsig property? No.
2. What good would a petition be to the officials? Mayor Hoy advised that it would have some effect.
3. Who is responsible for maintaining the lake? The developer.
4. What is the estimated cost of the project? In the vicinity of \$15,000,000.00 depending upon current prices.

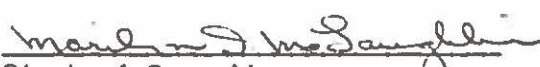
Mayor Hoy thanked residents for coming to the Public Hearing. He advised that a decision will be made at a future Council Meeting.

The Public Hearing was then adjourned.

Approved:

  
Mayor

Attest:

  
Clerk of Council