

The meeting was then adjourned.

Approved:

Mayor

Attest:


Clerk-treasurer

PUBLIC HEARING

The Council of the Village of Centerville, County of Montgomery, State of Ohio met in Public Hearing Monday August 28, 1967 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: John Davis, Don Lyons, K. C. McClellan, John McIntire, Richard Miller, Solicitor Fred Young, and Clerk-Treasurer Ronald Budzik.

Mayor Hoy stated that the Public Hearing concerned the rezoning of 160.558 acres of land, more or less, located at the northeast corner of State Route 48 and Alexandersville-Bellbrook Road.

Mr. Leen presented a short summary of the ownership of land, and tax advantages similar to the presentation at the Public Hearing of March 21st, 1967. He stated that the J. S. Davis Company still has a binding agreement with the Edward J. DeBartolo Company for the purchase of the land. Mr. Leen also mentioned that Mr. Davis would provide the 100 foot buffer strip along the north boundary of the property separating the B-2 land from the residential area to the north.

Mr. Schreiber represented the Edward J. DeBartolo Company and stated that an amended agreement to purchase the tract had been negotiated with the J. S. Davis Company. He stated that a change in plans had occurred which could mean that the Regional Center would not be built on this land, but a smaller Shopping Center would be constructed instead. The Shopping Center would be substantial with quality construction and quality tenants. He stated that if a Regional Mall was constructed in Miami Township, another type of Shopping Center would definitely be built. He stated that the written commitments to Council would still apply. The commitments being:

1. That Edward J. DeBartolo Company would not construct a filling station or drive in, curb service type restaurant on the north east corner of the intersection at State Route 48 and Route 725.

2. That the Edward J. DeBartolo Company expects no funds for the construction or improvement of roads to be expended by the Village.
3. The widening of Alexandersville-Bellbrook Road will be completed before the Heritage Mall is open to the public.

The Mayor then stated that the floor was open to any opposition to the rezoning.

which Mr. Zengel
Mr. Zengel voiced his opposition and that the drainage problem and traffic problem wasn't solved.

Mr. Hackett expressed his complete opposition to the development.

Various questions concerning the reason as to why the Regional Mall be moved to another area was raised. Mr. Schreiber answered that the major tenants would decide on which site to develop the Regional Mall.

Mr. Simmons questioned whether a duplication of tenants would occur if two Malls were built. Mr. Schreiber answered no.

Mr. Long questioned why a planted buffer strip on the South Side of the development wasn't considered. Mr. Schreiber answered that Alexandersville-Bellbrook Road would be the buffer strip.

Mr. Campbell questioned as to how Council could reach a decision on the matter with no plans. Council explained that plans must be available upon application for a building permit.

Mr. Leonard requested to know the difference in tax revenues from the operation of a single decked or double decked Shopping Center. Mr. Schreiber mentioned that the tax revenue would be substantial but didn't know the exact figures. Messrs. Edge, Salar, Reinike, Stahl, Shell, Billett, White, Harbison, and Rush favored the center.

Mr. McIntire stated that there is the need for tax monies for the operation of schools and government, the Village would get \$40,000 annually while the cost of various improvements to be constructed around the Shopping Center re: widening of Alexandersville-Bellbrook Road, and building a boulevard concept on State Route 725 would cost the Village \$1,035.00

The Mayor requested a show of hands which revealed the following:

1. Seven people opposed to the Center.
2. An overwhelming majority were in favor of the development.
3. Of sixteen people living in Washington Park, three were opposed; thirteen favored.

The Mayor mentioned receiving numerous letters containing scores of names who favored the Center.

The solicitor presented to Council a letter from the J. S. Davis Company which stated the following commitments:

1. The 100 foot buffer strip would remain.
2. No open air theater, drive in, or curb service restaurants would be permitted in the north tract.
3. That if proper action is taken by the Village to obtain Federal and State participation no funds would be expected form the Village of Centerville for construction or improvement of roads to handle the traffic generated by the development.

The meeting was then adjourned.

Approved:



Mayor

Attest:



Clerk-Treasurer

SPECIAL MEETING

The Council of the Village of Centerville, County of Montgomery, State of Ohio met in Special Session Monday August 28, 1967 at 10:00 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: John Davis, Donald Lyons, K. C. McClellan, Richard Miller, John McIntire, Solicitor Fred Young, and Clerk-Treasurer Ronald Budzik.

Mr. McClellan raised the question as to whether the Edward J. DeBartolo Company knows if the national major tenants of the Center favor the Centerville or Miami Township location. Mr. Schreiber answered that he didn't know which site they would favor, but that the chances of Council getting the Center built in the Village, were almost none, without rezoning.

Mr. McClellan questioned whether a Community Center would contain all specialty shops or any major tenants. Mr. Schreiber indicated that the Center would have at least one major tenant.

Mr. McIntire questioned whether that in event that approval is granted, would the developer be willing to provide an extended maintenance bond on the road or delay the construction of the final surface of the road until the development is complete. Mr. J. S. Davis stated that he would be willing to cooperate with the Village to effect this agreement.

Mr. Davis sponsored Ordinance Number 15-67, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance, By Re-zoning 160.558 Acres More Or Less From R-1 And E-C Classification To B-2 And B-3 Classifications.

Mr. Davis moved that Ordinance 15-67 be given the first reading. Mr. McClellan seconded the motion.