

REGULAR MEETING

The Council of the Village of Centerville, Ohio met in Regular Session, December 5, 1966 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: K. C. McClellan, Harold Berry, John McIntire, John Davis, Richard Miller, Donald Lyons, Engineer Frank Williams, Solicitor Fred Young and Clerk-Treasurer Ronald Budzik.

The minutes of the previous meeting had been distributed prior to this meeting.

Mr. Davis moved that the minutes of the meeting of November 21, 1966 as distributed, be approved. Mr. McClellan seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Dale Bertsch of the Miami Valley Regional Planning Commission appeared before Council and explained all the work of the Commission to date along with long range plans which have been set. Mr. McClellan questioned the reason for the Commission's request for an increase in municipal contributions from \$.07 to \$.10 per capita. Mr. Bertsch explained that the increase was due to the increased types of studies and long range plans involved rather than increased costs per se.

The Solicitor has reviewed the 701 Contract between Centerville-Washington Township and Geer Associates. Solicitor advised Council that the contract was standard and recommends it be executed.

Mr. Bertsch recommended that as part of the contract, a coordinating committee between Centerville-Washington Township be created to work with the Consultants to work out goals and policies before any recommendations are made by Geer.

Mr. Berry moved to accept Resolution #7-1966: "A Resolution Authorizing The Village Of Centerville Planning Board To Sign The 701 Urban Planning Assistance Contract And Establishment Of A Coordinating Committee Related Therewith."

RESOLVED, The Council of the Village of Centerville, Ohio hereby authorizes the Planning Board of the Village of Centerville to sign the 701 Urban Planning Assistance Contract for Centerville and Washington Township, and establish a coordinating committee in conjunction with the other parties signatory to the agreement dated February 4, 1966 which committee shall be charged with the responsibility of continuous consultation with the Planning Consultant and reporting to said parties signatory and the citizens of the Centerville-Washington Township Area during the course of the Planning Program and which Coordinating Committee shall

include:

The Mayor of the Village of Centerville
Chairman of the Planning Board of the Village of Centerville
President of Board of Trustees of Washington Township
The Representative from the Washington Township School Board
Chairman of Washington Township Zoning Board
Two Co-Chairman of Citizens Advisory Committee.

Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Lyons reported for the Planning Board. He reported that actions are pending on 1. Rezoning of land from R-2 to B-1 by Senate Builders, and 2. a proposed entrance gate to be constructed on N. Village Drive at State Route 48.

Mayor Hoy gave the following Mayor's Report:

Zoning Permits	\$256.00
Zoning Ordinance Book	10.00
Variance Application	20.00
Court	437.00
	<hr/>
Total	\$723.00

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

Mr. Davis reported for the Finance Committee. Mr. Davis moved that vouchers 804 - 893 as approved by the Finance Committee be paid. Mr. McClellan seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McClellan reported for the Safety Committee. He advised Council that the Safety Committee is currently awaiting receipt of a proposed Centerville-Washington Township 1967 Police Contract.

Mr. McIntire reported for the Street Committee. The Committee has again gone to bid for a Municipal Garage of block and steel construction.

Street Cut Permit #66-15 has been issued to The Abco Construction Corporation. Two checks in the amounts of \$100.00 and \$20.00 respectively were given to the Clerk-Treasurer.

Mr. McIntire read a list of needed street improvements prepared by Engineer Frank Williams. Total Cost \$490,800.00.

Mr. Berry reported for the Community Development Committee. The establishment of a Centerville YMCA has been in progress. Rev. Smith has agreed to serve as Chairman of a Citizen Group to move to the establishment of a local YMCA.

The meeting was then adjourned.

Approved:

Paul C. Hoy
MAYOR

Attest:

Ronald S. Budzik
Clerk-Treasurer

PUBLIC HEARING

The Council of the Village of Centerville, Montgomery County, State of Ohio met in Public Hearing on December 12, 1966 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: John Davis, John McIntire, K. C. McClellan, Richard Miller, Engineer Frank Williams and Clerk-Treasurer Ronald Budzik.

Mayor Hoy stated that the purpose of this hearing was to bring before the public, a request for rezoning of 6.85 acres of land east of State Route 48 at Zengel Drive from R-2 to R-3 by The Zengel Construction Company said land located in Section 25, T2, Range 6 MRs, being part of lands conveyed to The Zengel Construction Company by deed recorded in Deed Book 1563, Page 451, Montgomery County, Ohio Deed Records. This proposed use of this land as explained by Karl Zengel, is to build 2 four unit apartment units in the near future and more six unit apartments thereafter.

Mr. Newbauer of Poinciana Drive questioned what type of streets would be going into the six unit apartment complex. Mr. Zengel stated that the concept of entrance corridor zoning would be used here, using one entrance from Route 48, Zengel Drive.

Mr. Erhart stated that at present the width of the Mimosa Drive and Poinciana Drive would be too narrow to allow parking on both sides of the street and could not handle apartment parking on them. He questioned the advisability of seeking restrictive parking on the street.

Mr. Zengel advised that two off-street parking places per unit would be provided. Mr. McClellan felt that a restriction for parking on Mimosa Drive and Poinciana Drive be pursued only after the apartments are built, if such problem then exists.

Mr. Maull wondered if this rezoning gave any assurance that business would not be built in front of the apartments on State Route 48. Mr. Hussey of Zengel Construction Company answered that the rezoning to R-3 is residential for apartments, but if rezoning were desired, The Zengel Construction Company must again request Council's action and this would necessitate another Public Hearing. If Council, would be requested to review this case again 5 years from now, there would be no complete assurance of what zoning would be granted.