

Paul C. Hoy  
Mayor

Attest:

Ronald S. Budzick  
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 Budzick.

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.

Mr. Wycoff of Mimosa Drive asked where the project would start in relation to the sketches presented. Mr. Zengel advised that the 2 - 4 unit apartments would be constructed first.

Mr. Zengel explained that he would attempt to rent the apartments to older people with one child.

Mr. Zengel also presented to Council a statement signed by twenty seven residents near the proposed apartment site, who were not able to attend the meeting but who were agreeable with the change in zoning of 6.85 acres of land at Route 48 and Zengel Drive from R-2 to R-3. The signed agreement is on file in the Mayor's Office.

The opinions of all citizens present seemed to favor the rezoning of land if the on-street parking problem could be solved. The meeting was then adjourned.

Approved:

  
Mayor

Attest:

  
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 8:30 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 advised that the purpose of this hearing was to bring before the public, a request by Centerville Properties, for rezoning of land in the Centerville Plat from R-1 to R-2, said land being located at Section 29, T3, Range 5 MRs and being within the Village of Centerville, Montgomery County, Ohio.

Mr. Wilkes explained that the request for rezoning was being made to permit the building of single family dwelling units to be built on 18 to 20 lots each of 15,000 square feet rather than 14 lots each of 20,000 square feet, if the land were to remain R-1. The price of the homes to be built would range from \$22,000 - \$35,000.

Mr. Noakes requested to know who was requesting the rezoning. Mr. Wilkes stated that the land was owned by a partnership known as Centerville Properties of whom said partners were: Mr. Beerman, Mr. Sherman, and Mr. Tormie.

Mr. McIntire stated that storm sewers would be required to be installed so that how would the sewage problem be accommodated, that is where would