

Utilities to be permitted in all districts.

Mr. John Zengel-was present at this meeting.

The meeting was then adjourned.

Approved:

William O. Gimbel
William O. Gimbel, Mayor

Howard Griest, Presiding

Attest:

Katharine B. Brown
Katharine B. Brown, Clerk

Public Hearing

The Council of the Village of Centerville, County of Montgomery and State of Ohio met in Public Hearing, Thursday, April 26, 1965 at 7:30 P.M. at the Town Hall with Mayor William Gimbel presiding. Council members present were , Charles Taylor, Clarence Stingley, Howard Griest, Kenneth McClellan, John Theiss and Engineer Frank Williams.

Mayor Gimbel read the Notice of Public Hearing for Village South Request for Re-Zoning Application #Z-2-65 from Entrance Corridor to B-3. There were no letters received, however 22 cards opposed to the center and 3 cards for the center were received.

The hearing was opened to the public. All comments were recorded on tape, which is herein recorded by reference. The following are the names, addresses and substance of comment made by people attending this hearing.

Mayor Gimbel introduced Robert Miller representative for Village South and Mr. Miller introduced Mr. Ralph Woodley, Mr. Paul Moody, and Mr. Bill Apple as representatives present and Mr. Fred Alberry and Mr. Harry Jefferies as the Legal Council for Village South. Mr. Miller described the proposed use of the area to be re-zoned and stated that if rezoned the space would consist of 1 building providing 200,000 sq. ft. of retail space with one major branch of a department store chain. twelve acres would be developed as a project of Professional and Commercial Buildings and Offices and a Branch office of a local Building and Loan. Partners want to retain ownership of land and wish to develop as a single unit in order to control uses and types of buildings constructed. Zoning from E-C to B-3 would be an upgrading in zoning. B-3 zoning would require 100 ft. buffer strip and this would provide a better buffer to the homeowners adjacent to area. This zoning would not lower surrounding property

value. This center would be an addition to the economy of the area.

Pierce Wood--Attorney. Mr. Wood opposed to B-3 zoning for reasons of traffic problem, dirt, dust, vermon and noise that shopping centers bring. Bad zoning and economically bad, plenty of centers in the area now. Why is rezoning request for 35 acres if only 25 acres is needed?

Bob Bailey--Culpepper Court. Why does the entire strip need to be zoned B-3. Objection would be eased if the buffer zone could be constructed before the center construction would start. Could assurance be given that the center would prevent a light problem once it was built.

Arthur Beerman--Business man. Opposed for practical reasons, not the competitive reasons. Pierce Wood does not represent me in this zoning matter. Property south has not been started because of rock and land elevation problems. Objecting as owner of a permit for B-3 zoning. Code states one B-3 zoning allowed in area. What is area? We will not permit this zoning to occur without litigation. I want the protection that I am entitled to under the Village code. There is not room for two centers in a three mile area.

Terry Light--West Ridgeway Road. Three to four areas already zoned business nearby with adequate space available. Too much building will cause a blighted area.

Eugene J. Kolb--241 Whitacre Drive. With Whipp Road an abomination, will North Village Drive take its place?

Tom Pequignot--6020 Brookburn Court. We bought our home on basis that area would be Entrance Corridor no shopping center was mentioned. It will effect all the people in the area. Once you commit yourself when selling you have an obligation to your home buyers.

John Davis--6020 Culpepper Court. Bought within 500 feet of area. At the time I purchased my home, I asked what is Entrance Corridor, at that time no mention was made by Village South of a shopping center. Opposed to Center because of noise, lights and trash that this type of area brings. Why is the request for 36 acres asked if a smaller area is all that will be effected?

George Campbell--Real Estate. Pierce Wood represents the Camp-Patrick Corporation.

Mr. Torne--Attorney. When the State was asked a year ago about the traffic problem in the area south of Centerville, they expressed their concern for traffic problem North and South with regard to traffic build-up.

Charles Layman--6020 . Within 50 feet of area in question. Bought with full understanding that a shopping center was being planned for the

area. Mr. Miller has contacted me personally several times with regard to the problem in question. I am in accord with this change in zoning. The tax benefit would be helpful to the Village. I have lived next to apartments and they are not objectionable.

Virginia Seitner--Centerville Acres. Upgrading Property? If that is true why did you not build the center and then build the homes?

Mr. Robert Miller--Village South. Not economical to do it this way. At the time the land was purchased there were deed restrictions which prevented this--however this has now been removed.

Terry Light--West Ridgeway. Washington Meadows have flooding problem now--this could effect General area and cause health hazard.

Mrs. Richard Ewing--South Village Drive. Purchased our home over a year ago, we were fully aware of the center and we are in favor of it.

Richard Neff--Culpepper Court. Not aware of center when we bought our home.

Mr. Miller--Village South. I cannot vouch for Mr. Bowens word. However public notice was available.

Mr. Beerman. Mr. Woodly at one time stated that because of such business around his residential property he had lost as much as \$4,000 to \$5,000. on a home.

Lloyd Brenberger--Epitheny Luthern Church. Does proposed zoning abut church property? Also providing a buffer on South line?

Mr. Miller. Yes the property does abut. No buffer strip is required. There will be a bank left, some type of landscaping will have to be done. Our feeling to work with church on this.

Mr. Eugene Kolb. On a slope, will it be leveled and raised?

Mr. Miller. A little bit.

Larry Foster--Culpepper Court. Will negative votes here affect votes of council?

Mayor Gimbel. All facts considered, majority rules when vote is taken.

John Davis. Would you consider a 99 year lease--would this not be the same as a sale?

Mr. Miller. Possibly will lease. Still in control.

Mr. Brenberger--Opposed. Problems with traffic now for 450 members of the congregation.

Mr. Harry Jefferies--Attorney. Answered questions.

The meeting was then adjourned.

Attest:

Katharine B. Brown
Katharine B. Brown, Clerk

Approved:

William O. Gimbel
William O. Gimbel, Mayor