

PUBLIC HEARING

The council of the Village of Centerville, County of Montgomery, State of Ohio met in Public Hearing with Mayor William Gimbel presiding on July 13th, 1964 at 7:30 P.M. at the Town Hall. Present were councilmen Charles Taylor, Clarence Stingley, Howard Griest, Richard Knierer and Kenneth McClellan.

The application for change in zoning #Z-2-64, and all correspondence relative to this application was read by Mayor Gimbel and members of the council. The documents are incorporated herein by reference.

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.

Robert Miller--111 Talawanda Trail--Representative of Village South Shopping Center.

Plans and illustrations of the proposed shopping center were introduced by Mr. Miller, who detailed information regarding the benefits to the community that this center would provide, stating area use would be well planned and cared for, high level shopping facilities would be available, taxes derived from this center would assist in the tax burden to the area, shopping would be a matter of convenience and professional and office space would be available. Proposed that 50 retail outlets would be available, 2 major national retail chain featuring full line department stores, 1 or 2 locally popular grocery chains, balance in high quality specialty shops. Suitable traffic control will be provided.

Edward Lowry--Co-Broker of Village South Shopping Center.

Much research has been done regarding the planning and use of this center. At this point no leases have been signed, but contracts have been made in regard to rental space.

Pierce Wood--Attorney, downtown Dayton--Property owner East of Whippo Road.

Would do harm to property owners to whom Mr. Miller had already sold homes to and to the property owners across the road. Mr. Woodley (Partner in Village South Center) had testified in law suit some time ago that when people heard of shopping center proposal in area that it had killed the interest in his property. Mr. Wood stated that he is not representing Mr. Beerman in this case. Feels that the biggest problem is traffic. Also blacktopping or roofing 55 acres of land will also create a water problem to homeowners on West side of Route #40 when a heavy rain comes to this area.

Mr. Edward Kuhns--Attorney--Representing Mr. & Mrs. John Davis & Mr. & Mrs. Roger Hall who reside on Culpeper Court and also Mr. & Mrs. Don Rees, Mr. & Mrs. Kenneth Waugh, and Mr. & Mrs. Thomas Pequignot who reside on Brookburn Court.

His clients most affected by the decision made on re-zoning request, and all are completely and totally opposed. Matter was considered at public hearing on May 26, 1964 by the Planning Commission and it was unanimously voted to recommend against a change in present zoning. There are no highways adequate to serve this facility. This shopping center would destroy small business and residential character in the community. Area should be kept essentially residential. Area cannot support this size facility. No assurance that once re-zoned that this center will be as good as now planned, could put in Bargain Barn or Discount Center. Whether or not legal restrictions in previous deeds have been released? Presents petition to council signed by 134 person in immediate area who are against re-zoning request. Asks request be denied.

Don Rees--6011 Brookburn Court.

Bought model home--at that time Entrance Corridor was described as professional buildings. A shopping center of this size could not have been planned in 30 or 40 days and it was mis-represented to homebuyers by the developer. If he would have known that this center was planned he would have purchased a home in Centerville, but not in Village South.

Arthur Beerman--Businessman--downtown Dayton.

Mr. Wood not his representative tonight. Here to protect his business interest south of Centerville. Objects to re-zoning because of effects it will have on other B-3 zoning.

Lloyd Brenberger--Representing Epiphany Lutheran Church Congregation--Route #43.

Congregation objects to change in zoning because of traffic problem. Now need fence around church property because of traffic on Route #43. Mr. Miller has plans to supply buffer for other residents but has made no provision for the church. Change in zoning could force church to relocate. Definately opposed.

Thomas Pequinot--6020 Brookburn Court.

Mr. Miller has suggested an agreement to compensate to buyers on Brookburn Court and Culpeper Court. Agreement not satisfactory to homeowners.

John Davis--6020 Culpeper Court.

Opposed to shopping center. Do not care to live next to one, also would bring down value of his home.

Kenneth Weller--85 East Whipp Road.

One year ago Mr. Miller discussed waiver of deed restriction. At that time agreement was made to relinquish deed restrictions in Entrance Corridor. If any mention of shopping center had been made, I would not have waived deed restriction.

George Campbell--Realtor.

Trying to lease space across Route #43, have had quite a bit of trouble getting tenants for his space, how can Village South handle it?

Russell Dustman--64 Shadybrook Road.

Traffic situation is bad now--shopping center would make it worst. Water ditch banks full

now when rains are heavy--what will one inch of rain on a paved area of this size cause?

Opposed to change in zoning.

Joe Connelly--42 Shadybrook.

Traffic from shopping center would be a detriment to the neighborhood.

Mayor Gimbel announced that material presented at this public hearing would be studied by members of the council. No vote would be taken at this time. Notice will be given to the Kettering Oakwood Times in regard to the date of voting by the council.

The meeting was then adjourned.

Approved:

Wm. C. Gimbel
Mayor, William Gimbel

Attest:

Katherine B. Brown
Clerk--Katherine B. Brown

PUBLIC HEARING

The council of the Village of Centerville, County of Montgomery, State of Ohio met in Public hearing with Mayor William Gimbel presiding on July 16th, 1964 at 7:30 P.M. at the Town Hall. Present were councilmen, Charles Taylor, Clarence Stingley, Richard Knierer, Kenneth McClellan and Howard Griest.

The purpose of the public hearing was to read the 1965 Village Budget and to have a Public Hearing on the application for change in zoning Z-1-64.

The Village Budget hearing was the first point of order. Mr. Taylor read the 1965 Budget to the Council members. After discussion by council, Mr. Taylor moved to accept this budget as read. Mr. Griest seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The second point of order was the public hearing on application for change in zoning Z-1-64. The hearing was opened to the public. Mayor Gimbel read application for change, and all correspondence relative to the application. Mayor Gimbel advised persons in attendance that this hearing was to have five parcels of land changed from R-1 and R-3 to B-1, not just the corner property on West Ridgeway Road and State Route 248, even though a majority of the letters pertained to the Routsong property. Mr. Sticklin--Attorney--Representing the proponents, presented maps to be viewed by council and the public in regard to the zoning situation now in existence to future plans if B-1 zoning is granted.

The following are names, addresses and substance of comment made by people attending this hearing.

Harold Berry--47 West Ridgeway Road.

Opposed to any and all downward zoning. Reminded council that this had been rejected by the planning commission.