

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 #10, 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.

Martha Vlerebome--63 West Ridgeway Road.

Objects to change in zoning request along with Mrs. Roy Constant of 130 Lyons Drive.

Don Lyons--109 Lyons Drive.

Business in these locations requesting change would ruin the intrical value of this residential area. Revidents purchased their properties as an investment in the future to be given to their children, he asked what would business do to this investment? Mr. Lyons stated that the Village does not need additional ambulance service that Routsong Funeral Home could provide. Also that B-1 zoning would allow the funeral home on the corner lot, but he asks what would be put in the other locations? Also added that there are empty business spaces available now that cannot be rented, why add to this situation.

Mr. Stricklin--Attorney--Representing the proponents.

The main reason that B-1 zoning should be permitted in this area is because there is B-1 zoning on nearly all sides of these properties. His clients should be allowed equal property rights of the people surrounding them. Mr. Stricklin presented council with a petition signed by approximately 42 persons in favor of the change in zoning (all within 500 feet of the properties in question).

Harold Kepler--90 Sheldon Drive.

Withdraws his name from the petition. He stated that he was actually against B-1 zoning from the beginning, but signed petition because he was told all his neighbors had agreed to sign. Sure more signers would withdraw their signatures if they were made aware of the true situation.

James H. Walters--87 Lyons Drive, Representing father Nash Walters, same address.

Still opposed to B-1 zoning in this area.

Norma Ingle--125 Sheldon Drive.

Objects to request. Says most letter writers are not directly involved and they could care less for the feelings and wishes of people on Sheldon Drive.

Harold Berry--47 West Ridgeway Road.

Believes in fairness, however Mr. Routsong and Mr. Bowser were aware of the residential zoning when this property was purchased.

Mrs. James Bowshey--81 North Main Street.

No secret that the property was purchased to made into a funeral establishment. Would think that people in the area would welcome this service. Most people could not afford to maintain a property 160 years old as a residence. A funeral home on this corner would be well cared for and an asset to the community, and could also provide additional ambulance service. With business on all sides, this is the place for a B-1 zoning.

Dick Lavin--144 Sheldon Drive.

Objects to business zoning--have water problem now, what would it be if all that area would be turned into blacktop.

Mayor William Gimbel.

Made reply to water problem situation as it now exists--true if properties were given B-1 zoning a water problem could exist. Storm sewers would not be adequate to carry water away and this would add to village expense.

Mr. Stricklin--Attorney.

As a matter of law, lower properties must receive water. Properties zoned for business across the street did not create water problems and they are on much higher ground. State highway widened and raised Route 413, didn't ask residence if it would cause a water problem.

Harvey Cook--73 Sheldon Drive.

Objects to B-1 zoning all at once. Would prefer giving zoning to one property at a time in order to have tighter control on business es put on these locations.

Mr. James Bowsher--81 North Main Street.

This had been tried, but had failed.

Bob Elliott--North Main Street.

In favor of B-1 zoning. States that council is already against this request and doubts if public hearing will change their minds. Against spot zoning and village also needs a municipal ambulance service and funeral home. Present ambulance service is not enough.

Martha Warebone--63 West Ridgeway Road.

Where would this zoning stop if this request is granted? Soon everyone will want business zoning.

Mayor Gimbel advised that no action would be taken at this time. After all material is considered by all members of the council a vote will be made.

The meeting was then adjourned.

Approved:

Wm. O. Gimbel
Mayor, William Gimbel

Attest:

Katharine B. Brown
Clerk, Katharine Brown

Special Meeting

The council of the Village of Centerville, County of Montgomery, State of Ohio met in Special session with Mayor William Gimbel presiding on Thursday, July 16th, 1964 at the Town Hall at approximately 10:00 P.M.. Present were councilmen Clarence Stimpney, Howard Griest, Richard Knicker, Kenneth McClellan and Charles Taylor.

Mr. Griest sponsored Ordinance 43-64, an ordinance providing for the issuance of \$35,000.00 of bonds by the Village of Centerville, Ohio, for the purpose of construction of a municipal building for the Village, and declaring an emergency.