

Attest

Katharine B. Brown  
Clerk--Katharine B. Brown

*devised*

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 August 27, 1964 at 7:30 P.M. at the Town Hall. Present were councilmen, Charles Taylor, Clarence Stingley, Howard Griest, Richard Knierer and John Theiss.

The Mayor read the application for change in zoning #Z-3-64. There were no letters received regarding this request.

The hearing was opened to the public. Mayor Gimbel informed members present of what a B-1 zoning would permit in this location.

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

Mr. Tom Tomlin--Representing Concept Development Company

Gave reasons for wanting change in zoning. Explained that building was originally used as sales office and later turned into 16 rooms now being used to hold Jaycee meetings. Professional Building intended to be made providing zoning request is given approval.

Mr. Jimmie Hoover--295 South Main Street

Asked Mr. Tomlin if he would like an office in his back yard. Could be remodeled and sold as a home, this would be fair to neighbors. Definitly against request.

Mrs. Margaret S. Scutter--289 Concept Court

Can't understand how it could have been used as an office in the first place. Thought permission was given for this usage for only two years. She thinks two years time has ran out. Feels that the request is unfair to property owners. Opposed to request.

Mr. Ralph Davis--324 Virginia Avenue

Against B-1 zoning on this lot. Not immediately affected, but affected indirectly because he is property owner in the area. Did Concept obtain Builders permits to add extra rooms? He feels concept should make home out of building in fairness to other property holders.

Mayor Gimbel

Permits were obtained for outside additions.

Mrs. Ralph Davis--324 Virginia Avenue

What arrangements had been made with Village regarding use of this building after the two year time had ran out on permission to use building as office space?

Mayor Gimbel

They were given permission to use building as temporary business building.

Mr. Voldemar Rameika--Representative from Concept Development Company

Stated that two corners on Chevy Chase had been for sale for approximately four years. Both corners are owned by Concept. The property in question has 16 rooms and would make good doctors offices.

Jack Robbins--275 South Main

Can't understand why they need business zoning there. No respect for buyers in area. Once they get B-1 on that corner others will want the same.

Mr. Claude Barnholth--285 South Main Street

Agrees with other neighbors--against request. Would deteriorate homey neighborhood.

Mr. Robert Zolg--50 Chevy Chase

Goes along with neighbors and is against request also. Asked what zoning board recommended?

Mayor Gimbel

The Zoning Board recommended property not be re-zoned to B-1, with unanimous vote by board.

Mrs. Jimmie Hoover--295 South Main

Does not want business in her back door. No privacy in back yard with business there. No parking facilities for business zoning.

Mr. Voldemar Rameika--Representative from Concept Development Company

In present plans there are to be 12 parking spaces provided.

Mr. Horst Helmke--36 Chevy Chase

Agrees with neighbors--also against re-zoning request. He now lives next to other corner lot owned by Concept, wants something done about the weed problem, but does not want either property zoned for business.

Mrs. Marnell Robbins--275 South Main Street

Even with parking lot provided there will still be traffic. Residential should remain and not be broken with one building.

Mrs. Oceana Barnholth--285 South Main Street.

Terrible to invest life savings in a home and then have to be faced with this problem in such a short time.

Mrs. Margaret Scutter--289 Concept Court

The parking they provide will probably be the back yard of the property.

Mrs. Ralph Davis--324 Virginia Avenue

Concept used building for two years for their purpose--they have their good out of it--could afford to do what is necessary to make a saleable home out of it.

Bob Ferguson--16 Dale Ridge Drive

Against request.



Mr. Robert Zolg--50 Chevy Chase

If Council rejects request could Concept appeal?

Mayor Gimbel

Yes--but it would be a matter of going to court.

Mrs. Margaret S. Scutter--289 Concept Court

Knows her name is on the application petition, however thought she was signing for just the opposite, was misinformed and wishes to remove her name from petition.

Mrs. Jimmie Hoover--295 South Main Street

No one wants business that signed. Everyone misunderstood.

Mayor Gimbel informed people in attendance and Concept Development Company that this matter would not be voted upon at this time.

The public hearing was then adjourned.

Approved:

Wm O Gimbel  
Mayor, William O. Gimbel

Attest:

Katharine B. Brown  
Clerk-Katharine B. Brown

Public Hearing *Approved*

The council of the Village of Centerville, County of Montgomery and State of Ohio met in ~~Public Hearing~~ August 27, 1964 at 8:30 P.M. at the Town Hall with Mayor William Gimbel presiding. Councilmen present were John Theiss, Richard Knierer, Howard Griest, Charles Taylor and Clarence Stingley.

The Mayor read the application for change in zoning #2-6-64. There were no letters received regarding this request.

The hearing was opened to the public. Mayor Gimbel asked Mr. Archdeacon as representative of Lake Glen Estates to introduce any plans he might have.

There were no other people attending this public hearing either for or against this request.

After discussion this request with the council, Mr. Archdeacon reminded the council that the Planning Board had been for this request and had recommended that council pass this re-zoning request.

No decision was made at this time. The meeting was then adjourned.

Approved:

Wm O Gimbel  
Mayor, William O. Gimbel

Attest:

Katharine B. Brown  
Clerk, Katharine B. Brown