

CENTERVILLE PLANNING COMMISSION - Workshop

August 28, 1975 7:30 p.m.

Those Present: Messrs. Baker, Schottmiller, Gillingham, McCrabb, Gillingham, McSherry, Hickey, and Mrs. Lake. Also present was the City Planner, Garth Reynolds, Recording Secretary, Pat Purdin.

Those Present in the Audience were:

Mrs. W. M. Laing - 205 South Hill Court - Parent of a retarded girl & member of Residence Home Assoc.

Marie B. Grimm - 100 Zengel Drive - League of Women Voters

Don Jimison, South Community Mental Health Center

Terry Mambort - 4385 Wilmington Pike, Member of the Montgomery County Board of Mental Retardation

Mari Freemon - 5063 Scarsdale Drive, Dir. of MR/DD, State of Ohio

Brenda Whitney - 171 Lexington Avenue, Residential Home Assoc.

A workshop was held to discuss a proposed Group Home Ordinance as drafted by a three member 'sub-committee of the Planning Commission. A draft copy of the ordinance, with an addition of a new paragraph defining "Developmentally Disabled" was distributed among those attending the meeting.

Mr. Baker started the meeting by saying that he was satisfied with the ordinance.

He feels it gives protection to the Citizens of Centerville.

Mr. Reynolds felt it also gives assurance to the applicant as well.

Nora Lake entered the meeting at this time.

Mr. Gillingham said that he has talked to people in all areas of Centerville, and their main concern seems to be the problem of group home locations and the people feel it should be a conditional use zoning. He also said that the U.S. Court now feels that a home as developed for mentally retarded is not considered a residence family home, and that the City of Centerville might have a problem if the ordinance is passed as it now stands. Mr. Gillingham said he would vote for this ordinance but was concerned about two items, G. - Residence Family Home, and h.h. - Conditional Use. He said he felt the City of Centerville would be better off with the present ordinance

than no ordinance at all.

Mr. Schottmiller feels that it is a good ordinance and that the committee has worked long enough on it and it should now be ready for presentation.

Mr. McCrabb had concern for the occupants regarding the number living in the house and felt that most homes in Centerville, ^{CARE} not large enough to pass State regulations.

Mr. Baker said that the figure ten (10) (eight and two house parents) will limit the use in most cases and that a 3 bedroom home will not be applicable for 10.

Mr. McSherry felt that he could not vote unless d.d. was added to the ordinance (d.d. - a statement of compatability)

Mr. Baker felt that d.d. was too broad; that each person could draw their own conclusions.

Mr. McCrabb felt that under the present ordinance, anyone could buy an R-1 lot, build a home and set up a profit making business. He felt that P.C. should look at this matter more seriously before sending it to Council or else scrap the present ordinance and start over.

P.C. discussed this (live-in supervisors) and decided that "live-in Supervisors should be eliminated from, "G. Residence Family Home."

Mr. Baker suggested that this ordinance, as it now stands, should be presented to Council.

Mr. McCrabb said he would not vote for it unless "d.d." was added.

After much discussion about "d.d." and "h.h.", Mr. Reynolds asked P.C. if they wanted to send the ordinance to council, as is, or tell them they "P.C." can not seem to draw up an acceptable ordinance. Nora said that if the four of them could agree one way or the other, she would then vote. There was much misunderstanding as to the meaning of d.d. P.C. member\$thought it was a means of notifying the public, such as a Public Hearing. Mr. Baker and Mr. Reynolds explained this to P.C., saying that it was merely a statement from the applicant as to the compatability of the group home to the neighborhood.

It was then the consensus of the P.C. workshop that the ordinance be set for Public Hearing with the addition of "h.h." (Conditional Use).

Nora Lake recommended to Garth Reynolds and the P.C. members that the ordinance, with the addition of "h.h." (Conditional Use) be sent to Council for their approval and set for Public Hearing.

Meeting Adjourned 11:30 p.m.