

Village Views

Volume IX, Issue 9

Terrace Park, Ohio

September, 1977

New Village Treasurer Is Named

Robert Payne, 629 Lexington Ave., will succeed Al Roberts as village treasurer for the rest of Roberts' term, and will run as a write-in candidate for the office at the November 8 election.

His nomination by Mayor Ray Cadwallader was confirmed by council at the September meeting. Roberts is resigning because of an out-of-town transfer.

An insurance executive, Payne moved to the village three years ago. He and his wife, Susan, have two children.

Other council actions included:

- Announcement of Building and Grounds Committee efforts to upgrade maintenance at the Community House. Improvements under consideration include storm windows for the second floor, a first floor coat closet, electrical work.
- Report of an August 15 Greenbelt inspection by a representative from the Department of Natural Resources, in connection with a village request for matching federal funds.
- Announcement that street repaving work was completed this past month for \$4000 less than was budgeted.
- Passage of a resolution endorsing the construction and funding concept for the newly-proposed Milford bridge as presented by the Hamilton County and Clermont County commissioners. Councilman Rockel reported Milford has received clearance from state, federal, and environmental agencies approving construction of the bridge.



Woman Held In Shooting

A Milford woman who fired four shots at a Terrace Park couple bicycling around the village is in the Hamilton County Jail awaiting grand jury action.

Police Chief Ron Pottorf said relatives of the woman told him she had been suffering mental disturbance. The Terrace Park targets of the shots, one of whom was wounded slightly, were strangers to her.

Labor Day On The Green

Although rain curtailed activities, the Recreation Committee netted \$4,500-\$5,000 at the annual Labor Day festival. Pictured above by Graydon DeCamp, Mayor Cadwallader is flanked at the flag-raising by an unidentified clown and the Rev. George Hill, new curate at St. Thomas Church, while a Channel 5 TV cameraman checks on things.

Youngsters who were winners in the morning parade were:

Most beautiful float: first, Susi and Sally Stollmeier and Holly and Kelley Conway; second, Karen Stegemeyer; third, Katie Gay, Molly Abernathy and Lisa Bryan.

Funniest: first, David Hummel; second, Page Taylor and Missie Frost; third, Robbie Lowery, Duncan Lahke and Robert Normile.

Most original: first, Hudson family; second, Chad Ott; third, Jamie Morrison.

Judges were Patti Lehr, Gene Williams and Paul and Sally Pschesang.

Raffle winners included Marie Ransdell, 918 Elm, first prize of \$500, and Roger Thiede, 3 Kris Circle, third with \$75. The \$200 second prize was won by a SEM Villa resident.

Write-In Candidates Declare

By Lynn Nelson

A fall councilmanic race is shaping up in Terrace Park after all.

Four council terms expire January 1. Dick Bowman was the only incumbent council member to file for re-election. Rodger Miller also made application prior to the August 10 deadline, although the Board of Elections in error reported that no others had filed.

A press-time check with the Board of Elections disclosed that four residents have filed as write-in candidates. They are Richard Smith, Randall Alvis, John Moore, and John Postler. Two additional applications were procured, but had not been returned to the Board. Filing deadline for write-ins is September 29. Write-in votes for any person are not counted unless a declaration has been formally filed.

Write-in candidates' names do not appear on the computerized voting ballot. Instead, voters must pen their choices on the grey envelope into which the punch ballot is normally placed.

Drivers—Note

Beginning Saturday, September 17, Stanton Avenue will be blocked between Elm Road and Myrtle Avenue from 9 a.m. to 5 p.m.

This action is to better insure the safety of youth engaged in playing soccer at both the schoolyard and the main recreational field.

Gas Rates Take Jump

The Cincinnati Gas and Electric Company has officially notified the village of a 50% price increase in the cost of gas, effective September 1. The cost goes from 40c to 60.9c per 1,000 cubic feet because of a price increase by CG&E's supplier.

An average cooking-and-water heating customer will see an increase of 84 cents, while a heating customer will see between \$2.09 and \$5.23 increase in his monthly bill.

Mayor Cadwallader also reported at the September council meeting word from the Insurance Office of Ohio of an improved village fire insurance rating. While the rating has gone from Class 6 to Class 5, there is no premium cost reduction.

Contributing heavily to the improved rating are the new pumper and better water availability from Indian Hill.

So You'll Know—

Village Views presents elsewhere in this issue details of the zoning code amendment, providing for Planned Unit Development areas, which will be the subject of a referendum at the November 8 elections. More-or-less routine sections have been summarized. Those which appear to *Village Views* to be the essence of the controversy are printed in full.

Arguments for and against the ordinance will be presented in the October issue. *Village Views* suggests that readers keep this issue so that points raised in the arguments can be checked against provisions of the ordinance.

Letters to the Editor

To the Editor:

The article by Robert Gundlach in the August, 1977, issue of *Village Views* was of especial interest to me because I originated the idea for the log cabin and was instrumental in getting it built. The article shows careful research, but perhaps I can add a few details.

At the time, I was on Council, as was Walter Splain who was also regional engineer for the eastern half of Hamilton County, in charge of all WPA (Works Progress Administration) projects. Incidentally, Ferd Critchell's father was also a Council member.

Council, working with Walt Splain, obtained a project for Terrace Park to clean up the gravel pit, where all our garbage was dumped, and to remove diseased and damaged trees along our streets. I remember that during the discussions, leading to our application for the WPA project, Walt Splain said, "The barrel is busted and we are going to pay for it so we might as well get our cup under it."

I had been a Boy Scout and also was interested in log cabins so it was natural that the idea of building the cabin as a meeting place for the Scouts, and using the "free" labor available to us, occurred to me.

However, it could not be built for the exclusive use of the Scouts, so in our application it was designated as a Village recreation facility. At the time there was no recreation program in the Village so really the cabin was intended for the Scouts and it was known as the "Scout Cabin."

Walt Splain was able to get a good axman assigned to our project so all we needed was logs for the walls, lumber for the roof, door and window frames and stone for the fireplace and chimney. At that time John "Hans" Gehrig worked for Cincinnati Gas and Electric Co. so I asked him if he could get us some old power line poles. Hans said, "How many and how long?" C.G.&E. had taken over and was dismantling a traction line in Clermont County which had poles to support the trolley wire. Hans had the poles we needed delivered to the site.

We then had the WPA workers, who were removing trees, save a few of the best ones as logs. These were hauled to a sawmill, then

being operated in Maineville, by a Mr. Greeley, to be sawed into boards and timbers. These were used for rafters, roof boards, the ceiling, door, etc. The beams supporting the ceiling were, I believe, hewed from some of the poles like those used for the walls.

The axman was very good but had never built a log cabin and did not know how to notch the logs at the corners. You can see where the first course or two of logs are poorly notched but after I showed him what it should look like the upper courses are much neater. For the chimney and fireplace we located a supply of good creek rock and Walt Splain found a really fine stone mason among his men.

Incidentally, although both my "boys" were girls, Paul Stewart and I served with Dan Startzman, Sr. as the Scout Committee for some time in the early years. We met in the log cabin back of the senior Startzman's home.

Albert W. Allison

To the Editor:

On July 12, the Terrace Park Recreation Committee published a letter in support of its fund-raising raffle. I personally consider this a worthwhile cause and I appreciate the need for funds. I have bought tickets and will continue to do so in future.

However, I have a question to ask — a public question to which I seek a public answer — about the argument set forth in the letter. It is an argument that has been used before and surely will be used again and thus warrants examination.

The argument is the one that goes: "In 1976, over 700 participants took advantage of this program."

My question is: "Are there REALLY 700 separate individuals, once duplications are taken into account?" Surely, many youngsters play both baseball and, say, football; or softball and soccer.

This, I challenge the committee to produce a list of 700 separate names. It's a friendly challenge, mind you. But it is a challenge that might prove enlightening (if only to me!). If there ARE 700 participants, fine. If not, then we have said so and we can get on with the program on a more accurate basis of common understanding.

Graydon DeCamp

Condominium Development Stalled, New Subdivision Plan Approved

A Boon To Gardeners

Leaf mulch is piled under the sycamore tree in the landfill. Help yourselves to this easily accessible, well-rotted compost on Saturdays from 1 to 3 p.m.

Seams of old mulch have been uncovered in the rear of the landfill for those who want large quantities. Fresh and composting chips are also available for the hauling.



A call for a referendum has brought a halt to any village action under the Planned Unit Development ordinance. It has also caused Judge Klusemeyer to delay hearings on the BBS Co. suit attacking village zoning.

Both Solicitor Leming and Councilman Howard emphasized at the September council meeting that since BBS plans placement of the condominium's sewage disposal system 558 feet beyond village boundary lines, this former issue is not a provision of the referendum.

In another matter relating to zoning, Howard moved and won council's acceptance of a new five-lot subdivision plat. To be known as Stony Creek Overlook, the land is situated between Given Road and Indian Hill Road. Ferd Critchell plans development of five single homes on the site, all of which will face a private easement.

Building and Grounds chairwoman Louise Halley noted Critchell proposes to donate approximately five acres adjacent to the subdivision to the village Greenbelt program. She then moved that "council accept the approximate five acres of land, known as the Granducey Gravel Pit, as part of our village Greenbelt."

Mexican Girl Here For Year's Study

Guillermina Cesar came back with the Peter Stites family from their vacation in Mexico on August 15 to live with them this year in Terrace Park. Her home is Xalapa in the state of Veracruz, about 200 miles east of Mexico City. "Guille" will be attending Mariemont High School as a Senior.

The Stites family became acquainted with Guille's father, Enrique, in 1953 when Peter Stites, working for The Experiment In International Living, placed Enrique with a Cincinnati family. In 1956, as a doctor, Enrique returned to

intern at Good Samaritan Hospital in Cincinnati. Dr. Cesar then went back to Mexico, married and had three children. The Stites kept in contact at Christmas with the Cesars for 20 years.

About 4 years ago, Guillermina contacted Janet Stites to become "pen pals" because she wanted to learn English. So letters were exchanged.

Guille graduated from Preparatorio last June and this fall would have entered the equivalent of our 12th grade in the United States.

Chief Urges Approval Of Police Levy

Police Chief Ronald Pottorf is urging public support at the November 8 elections of a county .36 mill tax levy for operation of the Regional Crime Information Center. The levy represents a renewal of .27 mills and an increase of .9 mills.

Now almost 10 years old, the center was the first of its kind in the nation. Its computerized data processing and communications services link all 43 police departments in the county, making, Pottorf said, "dramatic contributions to the cause of police protection."

Through round-the-clock services of the center, the chief noted, an officer on patrol has instant access by radio to vital computerized information such as criminal histories, wanted or missing persons, stolen property, stolen automobiles and the like. Requests for information tap also the State Law Enforcement Automated Data System in Columbus and the National Crime Information Center in Washington.

In addition, the officer can obtain within seconds auto and driver license information from Ohio, all other states and Puerto Rico.

Flower Show Winners Named

The annual flower show of the Terrace Park Garden Club was held at the Community House September 13. Jinny Jacob was chairman for the event. Awards were:

Artistic divisions: Best of show, Effie Miller; sweep-

stakes (most blue ribbons), Jane Peterson first and Pat Fluke second.

Horticultural division: Best of show, Fran Marsh; sweepstakes, Effie Miller first and Lynn Nelson second.

VILLAGE VIEWS STAFF

Editor:

Ellis Rawnsley
Business Manager:
Betsy Holloway

Makeup:
Jane Peterson

Mailing:
Bonnie Rawnsley

Distribution:
Stan Miller

Advertising:
Ruth Binkley

Photography:
Dan Vickers

What Planned Unit Development Ordinance Provides

Section by section, here is the new Planned Unit Development ordinance, up for referendum at the November 8 elections:

1159.01 - Adds Section 1159 to the zoning code.

1158.02 - Amends the zoning map to define a Planned Unit Residential Development zone at the Wooster-Elm intersection.

1159.03 - Declaration of intent to "insure full consideration of every planning element pertinent to the objective of preserving the present character of the community and enhancing its amenities."

1159.04 - Restricts use to one-family dwellings, townhouse condominium units, and accessories such as private or storage garages, parking areas, gardens, fences, pools "and other recreational facilities."

1159.05 *Land Planning*

Criteria.

The following planning criteria are established to guide and control the planning, development and use of land in a Planned Unit Residential District.

(a) *Building Arrangements.*

The design criteria set forth in this section is intended to provide considerable latitude and freedom to encourage variety in the bulk and shape of buildings, open space and landscape features. The dwellings may be arranged in various groups, courts, sequence or clusters with open spaces organized and related to the dwellings so as to provide privacy, and to form a unified, composition of buildings and space.

Although latitude in design is provided and

encouraged, the following design conditions should, however, be assured in Planned Unit Residential District.

1. That the adjoining properties be protected from loss of light, air and view because of the proximity of the bulk or shape of a neighboring building;
2. That through skillful design, usability and accessibility of an open space or an adjoining lot be obtained, while privacy is assured within such adjoining dwelling;
3. That required yards and setbacks should not be excessive so as to prevent the reasonable development of open land for landscaped features, recreation or other private uses; and
4. That the latitude in design should also apply to the planning of landscape features such as walls, fences, hedges and other features to create a variety of common open spaces and private areas.

(c) *Topography and Site Appearance.* It is a requirement of this code that such developments shall be designed to take advantage of the topography of the land in order to utilize the natural contours, to economize in the construction of utilities, to reduce the amount of grading and to maximize the conservation of trees and topsoil. The natural features and other distinctive characteristics of the site shall be integrated into the plan to create functional variations in the arrangements of buildings, open spaces and site features.

Utility service to a development area shall be entirely underground and shall be installed in compliance with appropriate ordinances and regulations of the Municipality.

(f) *Unified Boundary.* The design at the development area boundaries shall be unified with the adjoining development. Within the development area, extensive parking areas, service areas, and other features likely to have adverse effects on surrounding property shall be screened against viewing from first stories outside the development. Screening shall also be provided against adverse views from within the development against lights, noise or other undesirable conditions in

SECURITY SAVINGS ASSOCIATION

TERRACE PARK OFFICE

703 Wooster Pike - Terrace Park
831-5800

We have money available for loans
to purchase property
or for home improvements

Good deals on Tires and Batteries

Ken Hinnens and friends

831-6087

UNI 76 N

Yankee Dollar
VILLAGE STORE

FILLED WITH IMAGINATION

WOOSTER AND INDIAN HILL ROAD

TERRACE PARK

831-5678

HERRON HANSEN REALTORS
REBHUN

Specializing in Executive Transfers
FINE RESIDENTIAL PROPERTIES

3322 ERIE AVENUE CINCINNATI 8, OHIO • 871-2700

Mary Margaret Compton 831-7289

Have Fun
with your Friends
shopping at
= MILFORD =
HARDWARE

223 MAIN STREET
MILFORD, OHIO
TELEPHONE 831-3021

RENTALS

HOUSEWARES

PLUMBING
SUPPLIES



ALSO
HARDWARE

ANNOUNCEMENT!

RICHARD M. SMITH

332 Harvard Ave.

is a write-in candidate
for Village Council

★ ★ ★ ★ ★



WHAT CAN I OFFER?

There are no strings tied to me — no special attachments to any organization. I don't have any magic potions, grandiose schemes or brilliant ideas. I may not even have an answer to any single problem — but I want to try!

I make only **one** promise — to work hard to find the **best** answers to problems with a conservative, open-minded realistic and business-like approach — and utilizing **your** suggestions, comments, ideas and criticisms.

I am 53, happily married to Leonene (Lee) for 29 years — have two children (son and daughter) and two grandsons — served in U.S. Army in World War II — received B. A. Degree from Ohio State University (born and raised in Columbus, Ohio) — am a nine year resident of Terrace Park — a member of Milford United Methodist Church — participant in several Terrace Park Players Productions — Vice President of The American Druggists' Insurance Co.



★ ★ ★ ★ ★

REMEMBER — to cast your vote for me, you
must write in . . .

Richard M. Smith

A paid political advertisement by Richard M. Smith

(Continued on P. 3)

Park Bulldogs Open Schedule

The Terrace Park Bulldogs, undefeated last year, begin their season against Goshen Sept. 18 at 3:00 p.m. Everyone is invited to watch these outstanding young football players represent our village against some very formidable opponents. The Bulldogs are coached by Bob Haines.

The schedule:
Goshen - Sept. 18 - 3 pm.
Jeer Park - Sept. 23 - 6 pm.
Owensville - Sept. 29 - 6 pm.
Glen Este - Oct. 3 - 6 pm.
Madeira - Oct. 12 - 6:30 pm.
Milford - Oct. 16 - 2 pm-Home
Owensville - Oct. 23 - 3 pm.

INVESTMENT COUNSEL
REASONABLE FEES
LOW MINIMUMS
TAX DEDUCTIBLE
No obligation, please contact



J. T. RESOR, Jr.
742 Indian Hill Rd.
Terrace Park, Ohio 45174
831-8383

RIXEY AND PROCTOR

... Insurance ...

AUTO - CASUALTY - FIRE - MARINE

3810 WEST ST, MARIEMONT

271-9494

THE TERRACE MARKET



Lou and Carol Fahrnbach, your neighborhood grocers

Free Delivery

831-2135



Pat Matthews 831-5188

FINE HOMES IN TOWN AND COUNTRY

COMEY & SHEPHERD, INC

6901 WOOSTER PIKE

561-5800

Wits' End Antiques

Custom Lamps • Hand Made Lamp Shades

Decorator Fabrics & Wallpaper

Open daily 12 to 5 513-831-3300

Mon & Fri. by appt. only

841 Round Bottom Rd., Milford

4 mi. SE of Milford, next to I-275 overpass

A Terrace Parker who knows the values of Terrace Park

TED RINGWALD, G.R.I.

Office (513) 232-0030
Residence (513) 831-7119



Parchman & Oyley, Realtors®

RELO
THE INTERNATIONAL RELOCATION SERVICE

Dr. Stanley Brown
OPTOMETRIST

6892 Murray Ave. — Mariemont
(Facing Mariemont Tennis Courts)

271-7755

A Date to Remember T.P. Garden Club's 'Village Market'

Remember the Terrace Park Garden Club's "Village Market" to be held at the Community House from 10 a.m. to 4 p.m. on Saturday, October 22.

The market will feature dried materials, dried flower arrangements, home-baked and home-canned goodies, live plants, boutique items, treasured recipes, Garden Gate promise gifts, and a pine cone wreath raffle. For raffle tickets, call Marianne Gay, 831-2823.

Kath Startzman and Eunice Bowman are co-chairmen for the event.

Proceeds from the market will be used for beautification of the Park.

Ordinance

(Continued from P. 4)

the surroundings. (Sections (b) (d) and (e) limit drives and parking areas so as not "to dominate and destroy the form of the area," require areas "for the private outdoor use of the occupants," and call for guarantees covering "the integrity of the common land.") 1159.06 *Area And Density Regulations.*

The various area, yard and height regulations of a Planned Unit Residential District are defined and set forth in this section.

(a) *Development Area.* The minimum area to qualify as a Planned Unit Residential District Area shall contain not less than a total of 10 acres, provided, however, contiguous property of less than 10 acres may be added to a previously established Planned Unit Residential District, subject to the provisions of Chapter 1159.

(b) *Development Area Density.* The overall residential density of a Planned Unit Residential District shall provide a maximum density of three dwelling units per acre of land in the Planned Unit Residential District. Provided, however, that the overall density requirements for the district may be increased to correspond with any increase indicated on an officially adopted General Plan for the Village of Terrace Park.

1159.07 - Sets boundary setbacks for nonresidential buildings at 30 feet and of residential buildings at 50 feet.

1159.08 - Requires that total common space within a Planned Unit Residential District be not less than 20% of the gross acreage, and "protected by recorded covenants and restrictions."

1159.09 *Land Planning Regulations for Condominium Units.*

The following regulations shall control the planning,

development and use of condominium units in the development area:

(a) *Density.* Condominium units in the development area shall not exceed three units per acre on average. Any fractional number of units under this determination are to be resolved by alternative computation using 14,000 square feet per unit. Condominium units in the Planned Unit Residential District shall be designed in such a manner that each unit shall have access to private or common space.

(Sections (b) and (c) provide for street setbacks and recording and full-time accessibility of streets.)

(d) *Dwelling Unit Area Requirements.* In the Planned Unit Residential District the minimum area of a condominium unit containing two bedrooms shall be not less than 1,500 square feet exclusive of garage and non-living areas. In the Planned Unit Residential District the minimum area of a condominium unit containing three or more bedrooms shall be not less than 1,650 square feet exclusive of garage and non-living areas.

1159.10 - Sets up a three-man Architectural Board of Review, appointed by the mayor

1159.11 - Affirms general village sign restrictions.

1159.12 - Provides for private and storage garages and open off-street parking.

1159.13 - Limits buildings to those providing independent dwellings, limits private garages to two-car size, restricts real estate signs within each area to eight square feet.

1159.14 - Makes all other zoning regulations applicable.

1159.15 - Puts administration under the village Planning Commission.

Child Study Group Opens New Season

The Child Study Group will begin its new year in Tuesday, October 4, with a meeting at the home of Jan Duckwall, 317 Oxford Ave., at 7:30 p.m. A business meeting will be followed by a program on emergency first aid given by Linda Hughes and Mary K. Gundrum, both registered nurses.

Sponsored by the PTA, the Child Study Group was organized to stimulate discussions on effective child-guidance, with emphasis on pre-schoolers. Newcomers to Terrace Park interested in the group, or in receiving the PTA newsletter, should contact Marilyn Goodman (248-0891) or Barbara Harth (831-5400).

PTA Plans Fall Fete

Terrace Park elementary school PTA will hold a pumpkin sale and fall festival at the school from 10 a.m. to 1 p.m. on Saturday, October 15.

Pumpkins and gourds of all shapes and sizes will be available, along with cider, coffee, doughnuts and baked goods. Proceeds support PTA projects benefitting the school.

Parents information nights will be held at the school September 21 and 28 at 7:15 p.m. School pictures will be taken September 28. A general PTA meeting and parents' information night for art, music and physical education are scheduled October 19.

Leaf Pickup Plan Readied

The village maintenance crew plans to launch its annual fall leaf pick-up service on or about October 15.

Leaves are to be swept to the curb, but not onto any gravel street edging.

WANTED

Good Second Hand **CRIB**

Call: Francie Fjord Raden
831-4811

WANTED TO RENT

Garage for car in Terrace Park

831-5187

FOR SALE

1973 Plymouth Scamp Gray with white Vinyl top, Factory Air — Good Condition

Allan Kain — 831-2005