

RECORD OF PROCEEDINGS

Minutes of *COUNCIL MEETING*

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1046

Held June 8, 1998

19

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, June 8, 1998 at 8:00 p.m. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Deputy-Mayor James Singer, and the Pledge of Allegiance to the Flag, with Mayor Sally Beals presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	James Singer
Councilmembers	George Smith
	J.V. Stone
	James Reppert
	C. Mark Kingseed

Clerk of Council Marilyn McLaughlin
 Assistant Clerk of Council Peggy Whisman
 City Manager Gregory Horn
 City Planner Steve Feverston
 Public Works Director Steve Weaver
 Assistant to the City Manager Kelly Fackel
 Municipal Attorney Robert Farquhar

Mr. Singer moved that Councilmember Susan Lienesch be excused from this meeting. Mr. Reppert seconded the motion. The motion passed unanimously.

PLACEMENT OF FARMLAND IN AGRICULTURAL DISTRICT SMITH PROPERTY

The Public Hearing was held concerning an application to renew the placement of farmland in an Agricultural District submitted by Victor W. and Mary J. Smith. The property in question is 37.072 acres located at 2230 East Centerville Station Road. Mr. Horn advised that the Montgomery County Auditor administers this program and the City will monitor the program. Mr. Reppert moved that the application submitted by Victor W. and Mary J. Smith to renew the placement of 37.072 acres of farmland in an Agricultural District be approved. Mr. Kingseed seconded the motion. The motion passed by unanimous vote.

THE FRANCISCAN AT ST. LEONARD RECORD PLAN

Mr. Feverston reviewed a Record Plan for The Franciscan at St. Leonard, for the 12.2992 acres upon which cottages are currently being constructed. The purpose for this Record Plan is to create one lot to establish access, utility and drainage easements throughout the entire lot. Also included on the Plan is the dedication of right-of-way along Clio Road. The Planning Commission, by unanimous vote, recommended approval of this Record Plan subject to the following condition:

A stormwater drainage easement shall be added to this plat subject to approval by the City Engineer.

Mr. Reppert moved that the Record Plan for The Franciscan at St. Leonard, be approved as recommended by the Planning Commission subject to the one condition. Mr. Kingseed seconded the motion. The motion passed unanimously.

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014B

Held June 8, 1998, continued19

**ORDINANCE NUMBER 20-98 ZONING ORDINANCE AMENDMENT
CITY INITIATED REZONING KARRAS PROPERTY**

Mr. Kingseed moved that Ordinance Number 20-98, An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning A Portion Of A 24.399 Acre Tract Of Land, From B-PD, Business-Planned Development Zone Classification To O-PD, Office-Planned Development Zone Classification, be set for Public Hearing on July 20, 1998. Mr. Reppert seconded the motion. The motion passed by unanimous vote of City Council.

**ORDINANCE NUMBER 21-98 ZONING ORDINANCE AMENDMENT
CITY INITIATED REZONING YANKEE DEVELOPMENT PROPERTY**

Mr. Singer moved that Ordinance Number 21-98, An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning 29.574 Acres, More Or Less, From Washington Township Agriculture Zone Classification To Centerville R-1c, Single-Family Residential Zone Classification, be set for Public Hearing on July 20, 1998. Mr. Stone seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 17-98 1998 PAVEMENT MARKING PROGRAM

Mr. Horn identified a cooperative effort by four member Cities of the Miami Valley Cable Council with MVCC coordinating the bidding process for pavement markings. Of the three bids received, Mr. Weaver recommended acceptance of the low and best bid submitted by The Barbour Company for the 1998 Pavement Marking Program for the City of Centerville in the amount of \$18,263.60. Mr. Stone sponsored Resolution Number 17-98, A Resolution Accepting The Bid From The Barbour Company For The 1998 Pavement Marking Program For The City Of Centerville, Ohio, and moved that it be passed. Mr. Kingseed seconded the motion. The motion passed by unanimous vote.

RETS TECHNICAL CENTER MINOR AMENDMENT

Mr. Feverston reviewed a request submitted by Wenco, Inc. to the Major Use Plan for RETS Technical Center for property located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. Proposed is the shifting of parking from the eastern portion of the property to the north and the relocation of the detention basin to the west of the 100 foot buffer zone.

Mr. Reppert moved that the Minor Amendment proposed to the Major Use Plan for the RETS Technical Center be approved as presented. Mr. Smith seconded the motion. The motion passed unanimously.

CENTERVILLE PLACE SHOPPING CENTER MINOR AMENDMENT

Mr. Feverston reviewed a minor amendment submitted by Woolpert on behalf of Centerville Properties, Inc., and Centerville Associates II Limited Partnership to their previously approved Major Use Plan to realign access roads into the Shopping Center. Proposed is the dedication of a portion of the access road traversing south off Spring Valley Road. From Spring Valley Road south to the City's southern property line the access drive will be dedicated as a

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held June 8, 1998, continued

19

public roadway, the right-of-way and cost of improvements being borne by Community National Bank, Guardian Savings & Loan, and Centerville Properties, Inc. The City would be financially responsible for improvements of Centerville's share of the roadway. Mr. Horn explained how this improvement will enhance safety and aesthetics into and around the Centerville Municipal Building property. Mr. Feverston advised that City Staff recommends approval of this minor amendment subject to the following conditions:

1. Forty feet of right-of-way shall be dedicated along the western edge of the Centerville Lanes Bowling Alley to match the public right-of-way to be dedicated by Community National Bank and Guardian Savings Bank.
2. The applicant shall work with and enter into an agreement with the City with regard to cost sharing, design, and construction of a public road through this area replacing the private access road. This road shall be improved to include a reconfiguration of the existing pavement, pavement widening, curb, gutter, sidewalk, and storm drainage improvements. All improvements shall be constructed in accordance with plans approved by the City Engineer.
3. The off-set between the two westernmost driveways that intersect the east-west drive at the northern edge of the shopping center shall be eliminated subject to approval by the City Engineer.

Mr. Feverston advised that Centerville Properties, Inc. have agreed with the recommended conditions. Mr. Stone moved that the minor amendment to the Major Use Plan for the Centerville Place Shopping Center as outlined by Mr. Feverston, be approved subject to the recommended three conditions. Mr. Smith seconded the motion. The motion passed unanimously.

There being no further business, the meeting was adjourned.

Approved Sally D. Beaks
Mayor

ATTEST:

David M. Saughel
Clerk of Council