

Centerville City Council  
Work Session Meeting  
January 6, 1997

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor C. Mark Kingseed  
Councilmembers James Singer  
Susan Lienesch  
James Reppert  
Brooks Compton  
J. V. Stone  
Clerk of Council Marilyn McLaughlin  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
Assistant to the City Manager Judith Gilleland  
Director of Public Works Steve Weaver  
City Planner Steve Feverston

Miami Valley Cable Council Executive Director Kent Bristol  
AT&T Representatives Terry Schumate  
Craig Bloom  
Cary Risch  
Doug Ruwe

Representatives from AT&T Wireless Communication Services, Inc. outlined for Council certain factors relative to their Conditional Use and Variance applications to construct a three tier monopole antenna tower and related equipment on the Voss Chevrolet property located at 99 Loop Road in the City of Centerville. Mr. Risch explained the fact that their lease is for a period of five years with the stipulation that if the tower becomes obsolete, the tower will be removed. This is the only tower, at the present time, proposed to be erected in the City of Centerville by AT&T. Mr. Risch identified other proposed sites in Washington Township and the City of Kettering. He emphasized the fact that the taller the tower, the further apart they are necessary. Three providers which has been sanctioned thus far are GTE, Nextwave and AT&T. Mr. Feverston outlined the status of the Variances requested by AT&T and acted upon by the City Planning Commission:

The application for barbed wire on the fence structure was withdrawn by the applicant.

The application for a height variance to permit a tower height of 199 feet was approved subject to the following condition:

1. It is the intention of the City to provide PCS service at this facility to a minimum of 3 PCS providers and that first priority be given to PCS providers to attach to this tower. In this regard, the height variance be granted subject to a minimum of three users be attached to this tower as described in the application. The City shall be required to approve any new user to be attached to this facility.

The application for a setback variance was denied by the Planning Commission.

The Planning Commission recommended approval of the Conditional Use application to City Council subject to the following conditions:

1. A lease area for this facility shall be of a size to accommodate all users attached to this tower, shall be shown on a revised site plan, and shall be subject to approval by the City Planner.
2. If service provided by or the operation of this tower ceases for a continuous period of time as outlined in Section 24, Non-conforming Uses section of the Zoning Ordinance, for whatever reason, the tower shall be considered abandoned and shall be required to be removed by the owner at the owner's expense. AT&T Wireless Communication Services, Inc., shall enter into an agreement with the City that guarantees the demolition of this facility should it become abandoned. Such an agreement shall be subject to approval by the City Attorney.

Discussion followed relative to the height of the tower, the proposed location of the tower and related equipment for the three potential providers, and the potential proliferation of towers in the City of Centerville. Mr. Risch advised that in consideration of the height approved for this tower and the proposed location for towers in areas of Washington Township, it is likely that it will be the only one of its type needed within the City limits. Mr. Bloom explained their plan to continue to work for co-locations with other providers and other entities.

Mr. Horn advised that he will be making contact with Airborne Express, the FAA and other information systems relative to air noise over the Centerville/Washington Township area.

Mr. Horn advised that Great Traditions Land and Development Company will meet with City Council to discuss certain issues involving residential developments at Yankee Trace during the month of February following the completion of their housing study.

Mr. Horn identified administrative changes which have occurred at the Humane Society. He will pursue an agreement between the City of Centerville and the Montgomery County Animal Shelter for services needed.

Mr. Horn advised that details for the location and construction of a new police facility for the City of Centerville continues to be reviewed by the committee. Proposals will be requested from consultants within the next few weeks.

Mayor Beals advised that the following appointments and reappointments need Council's consideration:

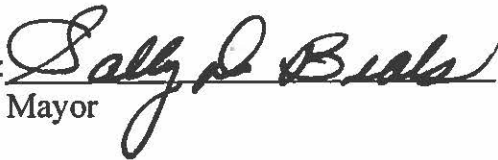
James Treffinger has consented to serve as Chairman of the Board of Architectural Review.

The term of James Wasson as Chairman of the Centerville Property Review Commission will soon expire. Mr. Wasson has suggested that Dan Carfagno be asked to serve as Chairman. Council concurred with this suggestion.

The term of John Lohbeck as a member of the Centerville Property Review Commission will soon expire. Council concurred that Mr. Lohbeck be reappointed.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor