

Centerville City Council  
Work Session Meeting  
July 14, 1997

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

Missy Bolton, representing the Centerville Arts Commission, reviewed for Council a proposal for the construction of a sculpture in the Leonard E. Stubbs Memorial Park: a piece to compliment performing arts held at the Park, to do a piece as a focal point for a Centerville Walk of Fame, or, to do a piece honoring Tom Stolz. The Arts Commission has received two Grants: one from Culture Works in the amount of \$5,000.00, and one from the Ohio Arts Council in the amount of \$2,257.00 for the construction of this sculpture. The Commission proposes to pay the remainder of the cost: \$5,000.00 by the Arts Commission and \$5,000.00 from the Stubbs Park Capital Budget for Tom Stolz Memorial. Artist Jack Mann has agreed to design a sculpture for the amount outlined above. Mr. Mann was the runner up in the sculpture contest held in 1996. Mrs. Bolton showed slides of some work performed by Mr. Mann featuring very flat silhouette modern designs in either corten steel or stainless steel or a combination of both. Concern was expressed by members of Council relative to the flat silhouette modern design, and materials to be used by Mr. Mann. Concern was also expressed with the safety factor of children climbing on and through a flat silhouette design. Due to the fact that two members of Council were not present at this time, Council concurred that this matter be discussed again during the Work Session scheduled for July 28, 1997.

Councilmember Brooks Compton entered the meeting at this time.

Mayor Beals outlined her meeting with representatives from the International Women's Air and Space Museum on July 4, 1997. IWASM would like to stay in Centerville at their present location. Discussion followed relative to the fact that IWASM currently pays no rent for the use of the Asahel Wright House, the two buildings on the property are in bad need of repair, and it will cost the City between \$100,000-\$140,000 over the next two years to make the necessary repairs. It was agreed that the City proceed with the renovation of the front building at this time and that Mr. Horn negotiate with IWASM a nominal lease agreement for the rental of the structures at 26 North Main Street. This matter will be further discussed with Council when a rental fee has been established.

Mayor Beals advised that Carl Boltz has been hired by the Cities of Mason and Lebanon to lobby in Columbus relative to the proposed annexation bill. He feels he is making progress in his endeavor.

Mr. Reppert brought attention to his memorandum relative to Uniform Building Standards in response to a report prepared by Kelly Fackel in consideration of a request received from the City of Middleburg Heights that City Council pass a Resolution opposing a bill before the Senate and House of Representatives which would require the Ohio Board of Building Standards to adopt residential building codes which would become the codes for all of Ohio. During discussion, emphasis was place on the benefit of Home Rule and the opportunity for Municipalities to amend the building code to satisfy requirements given local conditions.

Mr. Horn advised that he will be meeting with Montgomery County Administrator Deborah Feldman and Sanitary Engineer James Brueggeman this week relative to the sanitary sewer problem in the Village South Subdivision.

Mr. Horn advised that interest has been expressed by MedCath officials to perhaps locate somewhere in one of the south suburbs. Economic Development Coordinator Bill Stamper has been working with them relative to possible sites in the City of Centerville.

Mr. Feverston reviewed for Council An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Establish Regulations And Procedures For The Creation Of Landscape, Screening And Bufferyard Requirements Within The City Of Centerville, Ohio. This Ordinance has been revised to include recommendations made previously by City Council. The Ordinance has been set for Public Hearing before the Planning Commission on July 29, 1997. Mr. Feverston advised that he has met with representatives from the Home Builders Association of Dayton and the Miami Valley relative to issues contained in this Ordinance with which they had concern. All their concerns have been satisfied.

Mr. Feverston reviewed a proposed Ordinance which redefines Commercial Entertainment, places Commercial Entertainment in B-PD "Business Planned Development" zone classification, and provides for a new category "Commercial Recreation" in B-2 "General Business" zone classification. The Ordinance provides that a parcel of land where a Commercial Entertainment is proposed may not be located within 500 feet from any parcel where a school or a church is located, and a building where a Commercial Entertainment use is located may not be located within 1,000 feet from any building where a school or a church is located. He pointed out the fact that this Ordinance will not affect existing establishments.

Discussion followed relative to two proposed Ordinances to amend the Centerville Municipal Code relative to lighting and window treatment requirements for Live Entertainment Occupancies. Council concurred to move forward with the Ordinance containing requirements for lighting. Additional information will be provided City Council outlining how the degree of lighting was established.

Mr. Feverston reviewed for Council a Record Plan for South Metro Industrial Park, Section Two; property located west of Bigger Road, south of I-675, and north of Thomas Paine Parkway. Acreage included in this Section is 11.27 zoned Industrial Planned Development. Proposed is the division of this property into two lots for future development which will be subdivided to suit the needs of each individual client. By unanimous vote, the Planning Commission recommended approval of this Record Plan to City Council, subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer in accordance with the approved Major Use Plan.
2. In lieu of completion of the required improvements prior to recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
3. A temporary turn-around shall be constructed at the terminus of South Metro Parkway. The design shall be subject to approval by the Engineering Department. The turn-around shall be removed when South Metro Parkway is extended.
4. All landscape screening shall be installed in accordance with the approved Major Use Plan.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

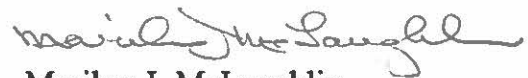
Mr. Weaver outlined for Council the following suggested changes to the regulations and rates for the collection of waste in and by the City of Centerville:

1. Limit the amount of trash that will be picked up from each residence to five cans or bags.
2. No longer collect building materials, sod, concrete or dirt from residences.
3. Increase price of special pickups from \$10.00 to \$20.00 for the first ½ hour, with each additional 15 minutes of loading time to be billed at \$10.00.
4. Increase price of brush pickup from \$10.00 to \$20.00 for the first ½ hour, with each additional 15 minutes of loading time to be billed at \$10.00.

Mayor Beals expressed concern with the five bag limitation.

Mr. Compton left the meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Feverston reviewed two applications for the rezoning of 4.5381 acres located at the northeast corner of Clio Road and Bigger Road, owned by Hills Real Estate Group. One application submitted by Glenn Brehm, agent for Hills Real Estate Group, is for a change from I-1 to B-2 "General Business", and the other application submitted by the City of Centerville is for a change from I-1 to O-S "Office Service" zone classification. Mr. Feverston outlined the zoning history of the subject property from its annexation to the City of Centerville in 1967 to the present day. He outlined issues raised during the Public Hearing held before the Planning Commission relative to the requested zone changes. The Planning Commission, by a vote of 5-0, recommended denial of the change requested by Hills Real Estate Group to B-2, and recommended approval of the City of Centerville request to O-S, by a vote of 3-2. Mr. Feverston explained how the O-S zone classification will provide a more desirable transition between I-1 and R-PD "Residential Planned Development.



Marilyn J. McLaughlin  
Clerk of Council

Approved: \_\_\_\_\_



Mayor