

Centerville City Council  
Work Session Meeting  
September 22, 1997

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

Council Candidate George Smith

Mr. Feverston reviewed for Council an Appeal filed by Tim and Cindy O'Brien against the Planning Commission's approval for the construction of a day care facility in the rear of 232 North Main Street; a facility to be constructed by the PRD Corporation. Attorney John Ruffolo was present at this meeting representing the applicants and other concerned residents in the area. Mr. Feverston reviewed Planning Commission's initial review of a Variance Application to reduce parking requirements for this facility and a Special Approval Application for its construction. Following Planning Commission's denial of the Variance Application, revised plans were submitted by the PRD Corporation reducing the number of students attending the day care center thus reducing the number of parking spaces required. Due to the fact that the subject property is located in the Architectural Preservation District, the Special Approval Application was reviewed by the Board of Architectural Review and recommended to Planning Commission for approval. Mr. Feverston located the subject property on a map and identified ingress and egress onto North Main Street and Bradstreet Road. The number of parking spaces required by the Zoning Ordinance have been met on the revised Special Approval Application. Mr. Feverston reviewed Planning Commission's approval of this Application with specific conditions. He explained how conditions provide for the overall landscaping, screening and fencing plans to be subject to the approval of the City Planner; the termination of the stockade fence to be determined by the City Planner; and the fence along the southern

property line terminate in a place to maintain screening to the residential properties on Maple Avenue. Mr. Feverston explained the requirement that an access easement is required to guarantee the right of access through the property located at 264 North Main Street; a parking easement is required to guarantee the exclusive use of five proposed parking spaces situated south of the building at 264 North Main Street; and the access driveway from the property to Bradstreet Road must be a minimum of 20 feet in width. Discussion followed relative to the potential increase of traffic generated by this day care facility at peak periods, and its effect upon North Main Street and its intersection with Bradstreet Road. Also discussed was the possible elimination of parking along the south side of Bradstreet Road. Mr. Ruffolo expressed their concern for the safety of children in the Pleasant Hill Plat and noise generated by this day care facility. Mr. Feverston reviewed the fence to be installed and the planting of vegetation in order to provide a barrier for sound. Mr. Singer suggested that the City Engineer prepare traffic calculations for Bradstreet Road and Maple Avenue for Council's consideration prior to the Public Hearing on this Appeal scheduled for October 6, 1997.

Mr. Feverston reviewed an Appeal filed by Richard, Evelyn, Nevin and Celia Elliott, against Planning Commission's denial of their Variance Application to permit the application of vinyl siding on the residence located at 60 South Main Street. He explained the fact that the use of vinyl siding was discovered when its application was 2/3 complete. Due to the fact that the use of vinyl siding is not permitted in the Architectural Preservation District, a stop order was placed upon the project. The Board of Architectural Review denied the Variance Application due to the lack of a hardship. However, the BAR in minority, suggested that perhaps City Council should reconsider that portion of the Zoning Ordinance which addresses the use of sidings in the APD. The Elliotts appealed the BAR's decision to the Planning Commission, who in turn, upheld the BAR's decision. This case is now appealed to City Council for final decision. Mr. Feverston reviewed the history of the use of vinyl, wood and aluminum sidings on structures in the Architectural Preservation District in the early 1980's prior to the passage of the current Zoning Ordinance. Mr. Feverston outlined efforts made by the Elliotts to retain some of the characteristics of the home with the application of the vinyl siding.

Mr. Feverston reviewed a Rezoning Request filed by H-R Investments Company and Sarah Teague for 8.2222 acres of land situated along the west side of State Route 48 south of Sheehan Road. Requested is a change from Washington Township PUD-O (Office) to Centerville B-1 (Neighborhood Business). Mr. Feverston located the subject property on a map and outlined adjacent zone classifications and land uses. He reviewed a conceptual land use plan for the property and its potential division into six lots to accommodate individual small office and retail establishments.

Mr. Weaver reviewed for Council bids received from five suppliers for the purchase of rock salt for the 1997-98 season. Bids were advertised, received and opened in the City of Middletown through the Southwest Ohio Purchasers for Government joint bidding program. He recommended acceptance of the low and best bid for the City of Centerville submitted by Cargill, for the purchase of 2,100 tons at a cost of \$32.49 per ton which includes the cost of piling.


Mayor Beals advised that the Miami Valley Regional Planning Commission is getting prepared for a study regarding 892, a section of roadway to traverse from I-75 from a point at Austin Road northwest to I-70. Two options being considered are interchanges: Austin Road/I-75, or a point approximately ½ mile south of Austin Road/I-75. Mayor Beals asked for comments from members of City Council prior to her vote on this issue at the next MVRPC meeting.

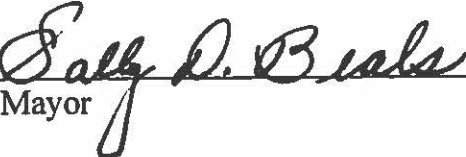
Mr. Horn advised that a Press Conference is being planned for MedCath this week. Information will be supplied members of Council when the date and time has been confirmed.

Upon question of Mr. Singer, Mr. Weaver reviewed the one bid received for the stabilization and restoration of the Concept East ditch. As a result of only one bid being received, City Staff is considering options in order to arrive at a conclusion relative to this project in the very near future.

As questioned by Mr. Reppert, Mr. Horn advised that City Staff continues to pursue the installation of landscaping at Anna's Child Care & Learning Center located at 5600 Clyo Road.

In answer to a question of Mr. Reppert, Mr. Horn advised that the McCracken House, 59 East Franklin Street, is in the process of being sold. Mr. Feverston advised that a lot split for the property is taking place. He outlined improvements proposed to be made to the lot in question.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor