

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
FEBRUARY 1, 1993

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Mark Beasley
Sally Beals
James Singer
J. V. Stone
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Michael Haverland
City Planner Alan Schwab
Assistant to the City Manager Judith Gilleland

Ohio Representative Robert Corbin was present at this meeting to discuss with Council concerns with annexation bills being proposed by State legislative leaders. He advised that the Boggs Bill relative to anti-annexation has been re-introduced. Mayor Heintz, on behalf of the City of Centerville, stressed the importance of no change in the Ohio Revised Code as it currently relates to annexation. Discussion followed relative to responsibilities of Townships as opposed to responsibilities of Cities. Councilmembers asked Representative Corbin to bring before the legislators a bill to relieve Council Commissioners of the responsibility for deciding annexations; this is a matter for Cities and the courts to decide. Representative Corbin reviewed a bill he intends to introduce to promote economic development. He outlined other bills being proposed and/or introduced in the State legislature for consideration during 1993.

Ohio Senator Charles Horn was also present at this meeting to discuss annexation concerns with City Council. He outlined his opposition to the limited home rule for township government. Discussion followed relative to possible changes in the current procedure for annexation as defined in the Ohio Revised Code. Also discussed with Senator Horn was the importance of promoting economic development in Centerville, Montgomery County and the State of Ohio. He explained how public officials can get involved in the process.

Mr. Schwab reviewed for Council a Rezoning Request filed by Frisch's Restaurants, Inc. for property located along the east side of South Main Street opposite from Sheehan Road and across from Centerville Place Shopping Center. Requested is a change from Washington Township Special Use to B-1 Neighborhood Business

zone classification. He located the subject property on a map and identified adjacent zone classifications and land uses. The Planning Commission, by a vote of 4-2, recommended approval of this Rezoning Request to City Council. Also approved at this same meeting of the Planning Commission was a Variance Application and a Planning Commission Special Approval Application to permit the construction of a Frisch's Restaurant to exceed the maximum 5,000 square foot structure as permitted in Centerville's B-1 zone district. Mr. Schwab explained the fact that under B-2 zoning this size building would be permitted and a Variance would not be necessary; B-2 offers a more intense use of the land. This matter was addressed during the Planning Commission Meeting. Discussion followed relative to the pros and cons of B-1 zoning vs B-2 zoning in this particular location.

Mr. Horn suggested that Council consider a policy for the payment of roadway improvements (curb, gutter and sidewalk) in conjunction with new commercial developments: dedication of right of way, making and paying for improvements, and/or paying a portion of the cost for traffic signalization. Discussion followed relative to roadway improvements and dedicated right of way in consideration of the construction of the proposed Frisch's Restaurant on South Main Street. This matter may be further discussed with Frisch's Restaurant.


Marilyn J. McLaughlin
Clerk of Council

Approved:

Mayor

