

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
OCTOBER 4, 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  
J. V. Stone  
C. Mark Kingseed  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
City Planner Alan Schwab  
Assistant to the City Manager Judith Gilleland

Mr. Schwab reviewed for Council a Conditional Use Special Approval Application submitted by Cincinnati SMSA Limited Partnership, Ameritech Mobile Communications, Inc. for property located at 85 Loop Road, owned by Bob Ross Buick, Inc. Proposed is the construction of a cellular telephone facility which includes two variances from the requirements of the Centerville Zoning Ordinance. Requested is the construction of a self supporting monopole 150 feet high with a 4 foot antenna platform for a total height of 154 feet, and an unmanned electronic telephone transmission equipment shelter 12 feet by 26 feet by 10 feet high; this is in excess of the maximum antenna height of 110 feet permitted in a B-PD (Business Planned Development) zone classification. They have also requested a variance from the setback requirement for this antenna which is 110 percent of the antenna height which in this case would be 169.4 feet from the south and east property lines. Proposed is the location of this antenna 10.81 feet from the south property line and 15.36 feet from the east property line (south eastern portion of the property owned by Bob Ross). During their meeting on September 28, 1993, the Planning Commission approved amending the Application to relocate the antenna 169 feet from the south and east property lines therefore eliminating the necessity for a setback variance. The maintenance building, with its original location, meets setback requirements. The Planning Commission, by a vote of 3-2, recommended denial of this Conditional Use Special Approval Application to City Council.

Attorney Jim Leahy, representing Ameritech, outlined for Council their need for this antenna at the proposed location. It will rectify the existing problem of a hole in the system. Mr. Bozell, design engineer for Ameritech, explained the reason for the height of this tower in order to provide adequate coverage to users in this particular area. Upon question of Mrs. Beals, Mr. Leahy advised that if this height variance is approved, another antenna will not be needed in the Centerville area for Ameritech. Upon request of Mr. Stone, Mr. Bozell will provide information

to the City relative to the number of users in the Centerville area and the rate of growth in the future.

Mr. Horn reviewed for Council, a request from Bethany Lutheran Services, for Centerville to issue in excess of ten million dollars in Hospital Revenue Bonds for additional construction at their site on Far Hills Avenue. Discussion followed relative to splitting these Bonds into two procedures in order to complete Centerville's capacity of qualified bank bonds this year and utilizing only part of qualified bank bonds for this purpose in 1994. Mr. Horn will continue to work out details concerning this matter with Bethany and report back to City Council.

Director of Golf and Parks Steve Lambert and Superintendent of Golf and Parks John Miller were present at this meeting to outline for Council progress being made in the construction of the Yankee Trace Golf Course. Weather permitting, five holes on the back nine will be seeded by the end of the current week.

Mr. Horn outlined for Council some matters needing their consideration for future uses of Centerville municipal facilities such as Benham's Grove.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved

  
Mayor