

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 6, 1992

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers C. Mark Kingseed
J. V. Stone
James Singer
Mark Beasley
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
City Engineer Norbert Hoffman
Director of Finance William Bettcher
Assistant City Manager Michael Haverland
Assistant to the City Manager Judith Gilleland

Mr. Schwab reviewed for Council an Appeal filed by Ross Rentals and Centerville Power Equipment against a decision rendered by the Planning Commission during their meeting on February 25, 1992. He located the property on a map being situated at the northwest corner of East Franklin Street and Clyo Road. A new property line has been proposed through the existing building with the northern portion being owned by Centerville Power Equipment and the southern portion being owned by Ross Rentals. Also proposed is additional parking along Clyo Road in front of the existing building. The Applicant, John T. Ross, requested a Variance to provide for a zero side yard setback to the new proposed property line between the Ross Rentals and Centerville Power Equipment properties rather than the required 20 foot setback; and a zero parking and paving setback to the new property line and to East Franklin Street and Clyo Road rather than the required 10 foot setback. The Planning Commission, by a 4-0 vote, approved the request for a zero setback between Ross Rentals and Centerville Power Equipment and denied the zero parking and paving setback between Ross Rentals and Centerville Power Equipment and to East Franklin Street and Clyo Road. The Applicant has appealed Planning Commission's decision denying the parking and paving setback requested Variance.

Mr. Schwab reviewed for Council an Appeal filed by Hills Building and Construction Services Number Three, Inc., against a decision rendered by the Planning Commission during their meeting on March 10, 1992. He located the subject property on a map being situated east of Bigger Road and south of the proposed extension of Clyo road. Requested was a Variance to permit three permanent ground mounted signs rather than the one permitted by the Centerville Zoning Ordinance. One ground mounted sign

presently exists along Bigger Road at Baldwin Drive. By Variance the Applicant requested that two additional signs be permitted: one on the east side of Yardley Circle and Baldwin Drive, and one along future Clys Road at Fairington Drive. Mr. Schwab advised that after Planning Commission's consideration of a proposed change to the sign section of the Centerville Zoning Ordinance which would permit signage at the access into a development, the Commission, by a 5-0 vote, approved the Variance to allow identification at future Clys Road and Fairington Drive but denied signage at Yardley Circle and Baldwin Drive. The Applicant has appealed the denial of the sign requested at Yardley Circle and Baldwin Drive.

Mr. Schwab reviewed for Council a Record Plan for Nestle Creek, Section Seven, which consists of 15 lots on 6.897 acres of R-1c zoned land, located along the east side of Bigger Road and north of Alexandersville-Bellbrook Road. The area in question is in the northeast corner of the overall development of Nestle Creek and is adjacent to the northwest corner of the Cheltenham development. The Planning Commission, by unanimous vote, 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.
2. In lieu of completion of the required improvements prior to the 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 and a Subdivider's Agreement entered into with the City by the developer.
3. The street Hollowview "Drive" shall be change to "Trail" on the Record Plan to be consistent with a previously approved section.

Mr. Robert Looper, 50 Zengel Drive, was present to seek answers to the following three questions:

1. When will the Poinciana Drive improvement begin? Mr. Kenning advised that a Contract has been signed for Preliminary Engineering for this improvement. If after this Engineering is complete and the decision is made to move forward and provided the project progresses on schedule, the improvement should be completed late in 1992.

2. Mr. Looper asked for better enforcement of the sign section of the Zoning Ordinance. Is this Ordinance being enforced on weekends relative to Real Estate signs? Mr. Kenning advised that enforcement occurs on Saturday but generally not on Sunday. He asked Mr. Looper to report sign violations to City Staff so that better enforcement may take place.

3. Mr. Looper stressed the need for the installation of sidewalks along Zengel Drive in consideration of increased traffic and the safety of children walking to school. Mr. Kenning explained how the City is working through neighborhoods with the installation of sidewalks beginning at most critical areas. It was suggested that Mr. Looper canvas the neighborhood

to determined if perhaps sidewalks could be installed on an assessment basis requested by the homeowners.

Mr. Frederick Kiel, Bond Counsel for the City of Centerville, was present to answer questions of City Council relative to financing for the Centerville Golf Course Community now and in the future.

Mr. Compton, speaking as Chairman of the Mayor's Committee to Study Intergovernmental Issues, outlined the procedure to be followed during the April 8, 1992 information meeting concerning the Draft Report prepared by the Committee.

Mr. Kenning reviewed Preliminary Plans for the development of the Centerville golf course (grading, drainage, grass, cart paths, etc.).

Mr. Beasley moved that Council convene into Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official of the City of Centerville. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____

Mayor

