

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 26, 1991

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers J. V. Stone  
James Singer  
C. Mark Kingseed  
Mark Beasley  
Sally Beals  
City Manager Darryl Kenning  
Assistant City Manager Michael Haverland  
Assistant to the City Manager Judith Gilleland  
City Planner Steve Feverston

Mr. Kenning advised that preliminary indications show Issue 2 monies will be made available for the Wilmington Pike widening project. The Social Row Road reconstruction may also be included.

Discussion followed relative to a draft letter prepared by Mayor Heintz to Washington Township Trustee President Harry Drain in answer to a letter received on August 5, 1991 in which Washington Township asked the City of Centerville for a moratorium on all pending and future annexations. Upon suggestion of Mr. Kingseed and other members of City Council, several changes were made to the draft letter. The recommendations made by the Mayor's Committee to Study Intergovernmental Issues were revised to read as follows:

-It is not in the best interest of the Centerville-Washington Township community that the City withdraw from the Township.

-The City of Centerville should employ a professional consultant to look at the annexation of logical unincorporated areas when an interest has been perceived.

Council briefly discussed the regional government concept as a result of comments recently made by City Manager Rick Helwig, City of Dayton.

Mr. Feverston reviewed for Council a proposed Site Plan for the development of Benham's Grove, 166 North Main Street. The Plan divides the land into zones according to intensity of use:

-existing area around the Gerber House to be used for more formal uses such as receptions.

-the stormwater detention area to be provided by the existing pond area located along the southeast portion of the site.

-south portion of the site to have most intense uses, bounded to the south by business and office uses.

-the residential area to the east to be screened with approximately 100 feet of a natural buffer area.

-the central area to be devoted to open space and parking areas.

-the main entrance will likely be relocated to the north of the existing driveway to allow better site distance.

Mr. Stone suggested that perhaps overflow parking arrangements could be made with Mutual Federal located directly to the north of the Benham's Grove property.

Council concurred with the plan as presented and directed the City Staff to move forward with the concept.


Mr. Kenning advised that, in response to concerns expressed by neighboring property owners, the opening of Lakeview Drive to the property will not happen with the exception of a possible pedestrian walkway through to the neighborhood. Pedestrian patterns will be discussed by City Council at a later date.

Mayor Heintz outlined citizen complaints relative to the lack of noise control in the City of Centerville. She pointed out the fact that control is included in the Zoning Ordinance but perhaps not in other sections of the Municipal Code. Mr. Kenning will further research this matter.

Mrs. Beals gave a brief update relative to plans for the Designer's Show House in the Gerber House in 1992. Upon suggestion by Mr. Beasley, Council concurred that the house be opened for interested citizens to tour after the Show House; the 4th of July perhaps would be most appropriate.

Mr. Singer brought attention to the preliminary copy of the South Metro Chamber of Commerce Communications Package. He suggested that the Economic Analysis be revised. This document will be further reviewed by City Council.

Mayor Heintz advised that House Bill 422 to require Municipalities to provide street services to condominium properties is being considered by the State Legislature. This matter will be researched by Mr. Kenning and correspondence in opposition sent appropriately.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor