

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JANUARY 8, 1990

TIME: 6:00 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Councilmembers Brooks Compton  
Sally Beals  
J. V. Stone  
James Singer  
C. Mark Kingseed  
Mark Beasley  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Michael Haverland  
City Planner Alan Schwab

Mr. Schwab reviewed for Council an Appeal filed by Dennis J. Hoertt against a decision rendered by the Board of Architectural Review and the Planning Commission to require that the background color of the signs for the Blue Parrot, 8 West Franklin Street, be a non-gloss whitish color. Permits for the change of three signs from Angel's Camp to Blue Parrot were approved by the Board of Architectural Review with the one condition that the background color be changed. Upon question of Mrs. Beals, Mr. Schwab clarified the fact that the signs were changed prior to Permits being approved. The Board of Architectural Review, by unanimous vote, approved the three signs with the exception that the background color be changed to a semi or non-gloss whitish color. The Planning Commission, by a 3-2-1 vote affirmed the decision of the Board of Architectural Review. Mr. Schwab pointed out the fact that the Zoning Ordinance states that the BAR shall select approved colors to be used for signs from an adopted "BAR Sign Color Chart"; such a color chart has never been adopted by the Board of Architectural Review. Mayor Heintz stressed the importance of the adoption of sign standards for the Architectural Preservation District as quickly as possible.

Mr. Schwab reviewed a Rezoning Request filed by Miller-Valentine for various parcels of land situated between Bigger Road and Wilmington Pike, south of I-675 and north of the Cheltenham Subdivision; properties owned by Joseph F. Rippe, Trustee, Society Bank N.A., Trustee and the Woodley Development Company, Inc. Mr. Schwab located the subject property on a map and defined the original application. This application was tabled by the Planning Commission in order that a Work Session be held with Miller-Valentine to develop a Master Plan for the entire acreage. Mr. Schwab reviewed the revised rezoning, approved unanimously by the Planning Commission. He outlined net changes in zone classifications according to the revised application.

Mr. Robert Archdeacon, Woolpert Consultants, explained the overall Master Plan for the area and the improved relocation of Clio Road through the acreage in question.

Mr. Dennis Whitehead, Development Associate for Miller-Valentine Group, identified potential land uses and the expected time frame for development, being a 6-8 year buildout.

Mr. Joseph Rippe, stated his intent to proceed with development as quickly as possible depending upon utility easements, and his commitment to cooperate with the City for the construction of proposed Clio Road.

Upon question of Mayor Heintz, Mr. Whitehead stated their commitment to move forward with development as the market dictates. They are also committed to cooperating with the City for the construction of Clio Road as quickly as possible.

The majority of Council concurred that Brooks Compton serve as Deputy-Mayor for the years 1990 and 1991.

Mr. Kenning advised that he is proceeding with potential land swaps with the City of Kettering in order to adjust boundaries. Engineering drawings are being prepared and will be before Council within a few weeks.

Discussion followed relative to the eleven foot alley immediately south of the D'Amico's & Manzo's Italian Ristorante at 79 South Main Street. The Village Square Apartment Complex is interested in purchasing this narrow strip of land or maintaining it as open space. Council concurred to lease this property to the Village Square Apartment Complex for one dollar for five years conditioned upon proper maintenance. This matter will again be reviewed after termination of the lease.

Mr. Kenning brought attention to concern expressed relative to merchandise for sale at C.J. Giggles. Mrs. Beals stressed the need for Community Standards before the need arises. Municipal Attorney Robert Farquhar will be present at a future Work Session Meeting to discuss this matter with City Council.

Following discussion relative to a new location for a branch of the Washington Township Public Library, Council concurred that Mr. Kenning pursue its location directly across from the Centerville Municipal Building on Spring Valley Road.


The following list consists of matters discussed with Mr. Kenning relative to some changes in the future:

1. A two year plan for street resurfacing.
2. Concern for safety of motorists during street construction, more adequate warnings by the Contractor.
3. More complete follow-up on drainage ditch clearing process.
4. The necessity of an emergency crew in service over the weekend period.
5. Monthly property maintenance reports.

6. An improved method to provide Council with complaints and follow-up, especially those provided by Members of Council.
7. Better inter-departmental relations.
8. Review of disaster emergency program.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor