

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
MARCH 26, 1990

TIME: 6:00 P.M.  
PLACE: Centerville Municipal Building, Council Chambers

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

Mr. Kenning outlined progress being made with long range plans for the City of Centerville.

Discussion followed relative to the appraisal received, the purchase of, and future use of the property located at the southwest corner of Main and Franklin Street: property including the Blue Parrot, the Lamp Shop and the large building on the corner. The majority of Council concurred not to pursue the purchase of this property at the present time.

Council discussed the preliminary estimate offered by the Dayton Power and Light Company to relocate electric facilities from overhead to underground in the first phase of the Architectural Preservation District streetscape and urban design project. The preliminary estimate of \$95,000.00 does not include the installation of service to some of the structures and easements necessary to locate control boxes. Mr. Schwab estimates the total cost of the project to be approximately \$100,000.00. Council concurred to move forward with this proposal, while understanding that this process will be carried through the entire streetscape and urban design project.

Discussion followed relative to the Rezoning Request filed by Hills Developers, Inc. for property located along the east side of Bigger Road, north of Alexandersville-Bellbrook Road and south of Thomas Paine Parkway. He reviewed a rezoning for this same property granted in 1976 which established the existing zone classifications. He further outlined a development plan for the property, submitted at that time.

Mr. John Koverman, Attorney for the Applicant, made comparisons between multi-family, single-family and condominium units in the City of Centerville. He reviewed a revised plan, rezoning the property north of proposed Clys Road as I-1 (10 acres), R-PD (2 acres) and R-1c (3 acres). Mr. Koverman expressed their intention not to develop the property proposed

for rezoning to R-PD and R-1c, these five acres could be developed into a park or open space. Mr. Schwab expressed the intent of the Centerville-Washington Park District to locate park land in the southeast corner of the parcel south of Clyo Road. He questioned their desire for parkland north of Clyo Road. Mr. Singer, Mr. Kingseed and Mr. Beasley supported rezoning the property north of Clyo Road as proposed at this time and the property south of Clyo Road as proposed in the revised plan approved by the Planning Commission. Discussion followed relative to the location of a park in the area as proposed south of Clyo Road and the development of a park in the R-PD and R-1c property north of Clyo Road. Mr. Murray Guttman, Hills Developers, Inc., concurred with this proposal. Following additional discussion relative to increased R-PD and decreased R-1c, a mutual agreement was reached for a reduction of R-PD to approximately 28.4 acres leaving an approximate total of 64 acres in single-family development. Mr. Schwab emphasized the fact that what is being considered at this time is the Rezoning, not the development plan or future uses of the property in question.

Mr. Compton suggested that a positive position be taken by City Council supporting a non-tolerance policy, working toward a testing program and an employee assistance program concerning drug abuse. He proposed that a Policy Statement be made during the April 16, 1990 Council Meeting. The majority of Council concurred that a general Policy be made for better police enforcement, the development of an employee assistance program and a testing program for new employees with the City of Centerville; the City is doing everything possible to keep drugs out of Centerville.

Discussion followed relative to the elimination of curb cuts and implementation of the streetscape plan in the Architectural Preservation District. Mr. Schwab advised that Mr. Jack Gramann, owner of the building occupied by the Fabric Shop, is not willing to eliminate any curb cuts until parking can be coordinated in the District. He recommended that curb cuts remain with some minor refinements. Upon suggestion by Mr. Beasley, meetings will be arranged, one-on-one, Planner/Councilmembers, with merchants in the Architectural Preservation District to work out details so that implementation of the plan may take place.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

Mayor

