

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 10, 1990

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

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
Administrative Assistant Michael Haverland
Administrative Assistant Judith Gilleland
City Planner Alan Schwab
Municipal Attorney Robert Farquhar

Mr. Daniel E. Sorrels, Applicant for appointment to the Sister City Committee was interviewed by City Council. Council concurred with this appointment.

Mrs. McLaughlin advised that the term of Mr. Raymond Johnson will soon expire as a Member of the Sister City Committee. Council concurred that Mr. Johnson be reappointed to an additional three year term.

Mr. Farquhar reviewed the procedure followed in the recent annexation of approximately 470 acres in Washington Township to the City of Centerville. He outlined the status of the Appeal and Motion for Stay filed by the Board of Trustees, Washington Township.

Mr. Schwab reviewed for Council the Record Plan for Cheltenham, Section Five, proposed location being north of Alexandersville-Bellbrook Road and west of Wilmington Pike. The Record Plan includes the development of 18 lots on approximately 9.7466 acres of land zoned R-1c. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. Sixty feet of right-of-way shall be dedicated along Wilmington Pike across the frontage of the development.
2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
3. Erosion control during construction shall be in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

4. In lieu of completion of the required improvements prior to 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.

Mr. Schwab reviewed correspondence received from the Developer requesting that the dedication of right-of-way along Wilmington Pike be deleted from this Section Five and be a condition of approval in Section Six.

Mr. Franklin K. Wright, Reinke and Associates, Inc. identified on a plan Section Five, proposed Section Six and proposed Section Seven of Cheltenham. Section Six will be submitted to the City in the next few months for approval.

Mr. Schwab reviewed an Appeal filed by Don Gerhardt against decisions rendered by the Board of Architectural Review and the Planning Commission denying the Variance Application for property located at 140 North Main Street in the Architectural Preservation District. Mr. Gerhardt requested approval of signage in excess of that which is permitted by the Zoning Ordinance in order to conform to the B. P. Oil Company image. The BAR denied the Variance Application by a 5-0 vote and the Planning Commission upheld the decision of the BAR. Mr. Schwab advised that colors and logo could be changed as long as the square footage is not increased and would be in full compliance with the standards of the Zoning Ordinance. Through the years this property has accumulated a number of legally-nonconforming signs that are in excess of today's standards.

Mr. Schwab reviewed an Appeal filed by Daniel C. Doepke against a decision rendered by the Planning Commission denying a Variance Application to permit a minimum lot width and minimum lot area less than that required by the Zoning Ordinance. Proposed is the division of a lot located at 832 South Main Street. Mill End has agreed to sell property to the Orient Express, and the Orient Express has agreed to purchase the property from Mill End. Mr. Schwab pointed out the fact that if this property is divided, cross easements would have to be made to provide access to both properties. This Variance Application was denied by the Planning Commission by a 5-0 vote.

Mr. Kenning brought attention to the Certificate of Accreditation recently presented to the Centerville Police Department.

Mr. Kenning advised that the three entities involved have agreed to a split for the engineering for the Wilmington Pike improvement project, the City's share being approximately \$70,000.00. He emphasized the fact that the split agreed to is only for the engineering of the project.

Mr. Kenning reviewed for Council Senate Bill 367, a Bill being considered in the Ohio Senate to prohibit the sale of alcoholic beverages at gasoline stations. Council concurred that legislation be prepared for the next Council Meeting in support of this Bill.

Mr. Kenning outlined a memo received from Service Director Richard Bishop recommending the purchase of a Ford Leaf Loader at a purchase price of \$25,000.00. Due to the fact that this type machinery is manufactured by only one Company, Mr. Kenning suggested that this purchase be made through necessary legislation passed by City Council rather than the bidding process. Council concurred with the suggestion this one time.

Discussion followed relative to correspondence received from Mr. Terrence L. Blair, President of the Washington Township Trustees, relative to the formation of a Joint Recreation District. It was agreed that City Staff and Township Staff put together figures relative to the Austin Road Tennis Barn for the consideration of Council and the Trustees. If appropriate after figures are received, a joint Meeting will be arranged..

Council briefly discussed skateboarding in Centerville. Council concurred that City Staff communicate with the Centerville Washington Park District to ascertain their intention of providing areas for this use; if not provided by the Park District, Centerville City Schools will be contacted in writing by Mayor Heintz to provide this service.

Council reviewed the Long Range Plan prepared by Senior's Inc. for the year 1991. Budget request from the City of Centerville is \$55,200.00 as compared to \$42,000.00 for 1990; however, the split is the same percentage between the City and the Township. Council concurred with this request and recommended that some dissatisfaction be expressed relative to this request by representatives of the City.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor