

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 10, 1989

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

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

Mr. Schwab reviewed for Council a Request for Rezoning submitted by Annette Rowland for a change of approximately 0.50 acres from R-1d, Single Family Residential to O-S, Office Service zone classification; property being one lot located on the east side of North Main Street, north of Zengel Drive and south of Elmwood Drive and immediately north of the Ambassador Realty Office. Mr. Schwab reviewed for Council City Staff's recommendation for denial of this request based upon the following:

1. The City Master Plan designates single-family residential land use for this land. The rezoning of this parcel is not in accordance with the City Master Plan.
2. The City Master Plan recommends against extending "strip" commercial zoning along major thoroughfares.
3. The City Policy Plan discourages rezoning from non-business to business use and promotes the clustering of business/commercial development.
4. The City Policy Plan residential land use goal is to maintain the character of the community as predominately low density single-family residential.
5. Tracts of Office-Service zoned land exist within the City.
6. The granting of the requested rezoning would be singling out this parcel not for the public interest but only for the benefit of the land owner.

The Planning Commission, by a 5-2 vote, reluctantly recommended approval of this rezoning with the recommendation to the Staff to evaluate and review the possibility of rezoning the properties from this property north to Elmwood Drive to O-S.

Annette Rowland, Engineer Brad Judge, and Realtor Steve Mikula were present to review reasons for this Request for rezoning. Mr. Judge brought attention to businesses currently located in the general area of the land in question. The property to the north has maintained a welding shop in the garage area for years, and one lot further north at the corner of

Elmwood Drive is the Montessori School. Mr. Schwab explained the fact that zoning regulations would require a set back for the parking lot from the lot lines and screening would be required between this O-S and residential. Mr. Schwab further explained how this rezoning may lead to other rezonings along State Route 48 and State Route 725 surrounding the Washington Park residential development. If this happens, parking problems will be created and traffic flow will be increased.

Mr. John Fischrupp, past President of the Whispering Oaks Condominium Association, appeared before Council to outline the Association's intention to close Fallenoak Trace at Alexandersville-Bellbrook Road. The Board of Trustees have requested this in consideration of the following:

1. Eliminate the right-in, right-out only.
2. During rush hours, motorists are using the roadway as a pass through to avoid waiting for the lights at the intersection of Alexandersville-Bellbrook Road and Clyo Road.
3. Motorists are speeding through the development.
4. Eliminate the use of the street by construction traffic.

Mr. Schwab brought attention to the objection by the Washington Township Fire Department of the closing of this street due to no provision for a cul-de-sac at the closed off area. The City's Engineering Department views Fallenoak Trace, when it becomes a full movement intersection, as providing a relief for residents in the plat from a busy intersection. Discussion followed relative to the possibility of providing a cul-de-sac at the proposed termination of Fallenoak Trace, Mr. Fischrupp did not see this as a possibility. Upon request of City Council, Mr. Fischrupp will obtain from the condominium residents a petition representing at least 51% of the condominium units, soliciting the closing of Fallenoak Trace at Alexandersville-Bellbrook Road. It shall be clearly understood by the Condominium Association that they will bear the cost of a barricade, the design of which shall be approved by City Staff.

Mr. Kenning proposed to Council, the City's financial support for the free newsletter "Country Gazette" distributed by The Merchants of Historic Centerville. Council concurred with this proposal.

Mayor Heintz reviewed for Council a request submitted by the Grace House Sexual Abuse Resource Center, for a grant from the City of Centerville to assist in the purchase of a facility, to make necessary renovations and to create an endowment to cover future operating expenses for the center. This is a one time request. Based upon services rendered to residents of Centerville, the Board of Trustees has requested \$14,700.00 from Centerville. The majority of Council concurred that \$7,000.00 be granted this year and the remainder in 1990, contingent upon the purchase of said facility.

Mr. Brian Stevens, Centerville Soccer Coach, has requested the City's assistance in the improvement and enhancement of a

Veterans Memorial located on the grounds of the Centerville Soccer Stadium, estimated to cost approximately \$7,000.00. This Memorial was a gift from the class of 1953 and was put in place when this was the location of the Centerville High School. The majority of Council concurred with said request.

Marilyn J. McLaughlin
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Clerk of Council

Approved:

Shirley F. Hermitz
Mayor