

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JULY 31, 1989

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

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

Mayor Heintz advised that a letter of resignation had been received from Planning Commission Member Robert Looper, effective immediately. Discussion followed relative to filing this vacancy with an applicant previously interviewed by City Council. The majority of Council concurred that Mr. Peter McMahon be appointed to this vacancy and this be accomplished at the Special Council Meeting to follow this Meeting.

The Work Session recessed at this time for the scheduled Special Council Meeting.

Mr. Schwab reviewed for Council a revision to the Record Plan for Stone Lake, a development proposed along the east side of Marshall Road, north of Whipp Road. Mr. Robert Archdeacon, Woolpert Consultants and Mr. Victor Green, Developer, reviewed their proposed revision: that of adding acreage to the Record Plan in the northwest corner of the development to provide for a clubhouse, a pool and tennis courts. Lot lines have been modified on lots 1 through 5. Additional roadway improvements will be necessary along Marshall Road. Council indicated no objection to this proposal. This will be an agenda item for the August 21, 1989 Council Meeting.

Mr. Schwab located on a map 147 acres of land which Hills Developers, Inc. have an option to purchase at the northeast corner of Bigger Road and Alexandersville-Bellbrook Road. Mr. John Koverman, Attorney, Mr. Murray Guttman and Mr. Louis Guttman, Developers, outlined for Council their proposal for the rezoning of this property to provide for: 50 acres in R-PD, 87 acres in R-1c, 6.5 acres in B-PD and 3.5 acres in O-PD. Included in their development would be a portion of the Cloyo Road extension. Their option to purchase this land is contingent upon the rezoning being granted. Mr. Singer indicated his concern with increased multi-family zoning in Centerville; Mrs. Beals stated her opposition to additional R-PD zoned land, and Mayor Heintz explained how Centerville established a balance between

multi-family and single-family in the Community when the Zoning Map was revised in 1986. Mr. Samples stressed the need for stability in zoning in the Centerville Community.

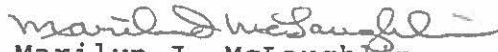
Mr. Kenning reviewed for Council a proposed alternate formula for the allocation of Local Government Revenue Assistance Funds by Montgomery County in 1989. This Fund is a new State program which began in July 1989. Of the \$643,009 which Montgomery County expects to receive, Centerville will receive 1.40873 percent of the total. Council concurred that the Resolution approving this formula become an agenda item for the August 21, 1989 Council Meeting.

Mr. Kenning advised that St. Leonards will not proceed with the construction of St. Clair Commons as previously anticipated.

Mr. Kenning advised that the City is now going to Bid for Phase One of the multi phase traffic signalization system for the City of Centerville.

Mr. Kenning reported that time limits may be placed on the implementation of Variances as long as reasonable. Municipal Attorney Robert Farquhar recommends that this be accomplished as part of the motion which approves the Variance. Council concurred that the Variance Application be amended to include this factor. Upon question of Mayor Heintz, Mr. Kenning will review the possibility of placing time limits upon Conditional Uses.

Mr. Kenning advised that Mr. Farquhar continues to study the possibility of providing expirations for non-conforming situations.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor