

CENTERVILLE CITY COUNCIL
COUNCIL WORK SESSION
SEPTEMBER 11, 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
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Michael Haverland
City Planner Alan Schwab

Mrs. Vickie Matson was present at this Meeting to outline for Council plans for Christmas decorations to provide an elegant tone through the center of town. Proposed is the use of wreaths, bows, greenery and lights on trees. The merchants are excited about this improvement and seem very cooperative. Council concurred with this proposal.

Mr. Schwab reviewed Record Plans for Cheltenham, Sections 2, 3 and 4, property proposed for development west of Wilmington Pike and north of Alexandersville-Bellbrook Road. The zoning of the property is R-1c, Single-family Residential. Section 2 consists of 15.094 acres divided into 24 lots, Section 3 consists of 8.648 acres divided into 9 lots and Section 4 - 11.66 acres into 20 lots. The dedication of park land is involved. Mr. Roger Terrill, Woolpert Consultants representing the developer, was present to answer any questions concerning this project. The Planning Commission, by unanimous vote, recommended approval of these Record Plans subject to the following conditions:

1. Section 2 Record Plan shall be changed to simplify the lot lines between lots 41, 42 and 43, and between 46, 47 and 48 subject to the approval of the Planning Department. (This has been accomplished.)

2. Prior to the signing of the Section Two Record Plan by the City, the developer shall convey to the Centerville-Washington Park District the 3.318 acre park lot shown in the Section Three Record Plan in compliance with the requirements of the City Parkland Dedication Ordinance.

3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

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

Discussion followed relative to an Appeal filed by Voss Chevrolet, Inc. against a decision rendered by the Planning Commission during their Meeting on August 8, 1989 denying a Variance Application for property located at 99 Loop Road. Mr. Schwab reviewed this Variance Application requesting paving and parking in the front yard setback along Loop Road of 0 feet instead of the required 10 foot setback from the front property line; a side yard setback of 0 feet instead of the required 10 foot setback from the side property line; and a front yard setback along I-675 of 0 feet instead of the required 5 foot setback from the front property line. The Site Plan for the property in question has been approved by the Planning Commission; the Variance was denied unanimously. Discussion followed relative to setbacks being required on this property and setbacks of adjacent properties. The Applicant has requested this Variance to keep the appearance of this lot in accordance with the other established properties. Consideration was given to the fact that this is one of the last two lots in this area to be developed.

The Amphitheater in the Leonard E. Stubbs Memorial Park was again discussed by Council. The majority of Council concurred not to proceed with the design as proposed, but that a patio type deck be constructed as a stage with some type of backing. This message will be conveyed to Mr. Thomas Stolz by Mr. Kenning.

Mr. Kenning advised that Municipal Attorney Robert Farquhar has reviewed the possibility of adopting an Ordinance to prohibit picketing in residential areas. Discussion followed relative to the fact that family and neighbors should not be subject to picketing caused by a person's action while serving in one's capacity. This matter will be discussed during a future Work Session Meeting.

Council concurred that Mr. Kenning acquire an appraisal and negotiate cost for the purchase of the property located on West Franklin Street across from Virginia Avenue. This property may be needed in the future by the City for roadway or alley construction.

Mr. Kenning suggested that proposed legislation concerning amortization of nonconforming structures be referred to the Planning Commission for review and a recommendation to City Council. Council concurred with this suggestion.

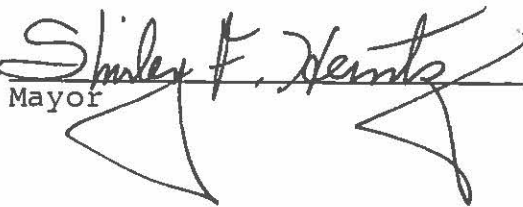
Mr. Kenning reviewed correspondence received from Washington Township relative to the establishment of a Community-wide Complete Census Count Committee. The majority of Council concurred to participate in this program. Councilmember Sally Beals will represent Council on the Committee. The second person to represent Centerville will be selected by Mayor Heintz.

Mayor Heintz advised of correspondence received from the Miami Valley Regional Planning Commission requesting an increase in dues. The current .20 per capita is not providing enough money to meet ends; requested is an increase to .25 per capita. This will amount to an additional \$1,000 annually from the City of Centerville. Council concurred with this increase.

Mr. Kenning reviewed for Council quarterly meetings being held between Administrators from the City, the Township, the Schools, the Library, the Park District and Seniors, Inc. They have proposed the publishing of a yearly glossy joint magazine for the Community. Council concurred that City's efforts be concentrated on the Town Crier. However if this proposal moves forward, Mr. Kenning will bring the issue back for Council's further consideration.


Marilyn J. McLaughlin
Clerk of Council

Approved


Mayor