

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
FEBRUARY 29, 1988

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

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

Upon question of Members of Council, Mr. Schwab reviewed the Planning Commission Special Approval Application submitted by Centerville Mill to locate storage bins within the former railroad right-of-way, north of the present Mill building to the north edge of the parking area. The two sided building will have a pitched roof, vinyl siding and metal doors.

Mr. Kenning informed Council that J. V. Stone has been elected as the Cable TV Council Chairman for 1988.

Mr. Kenning advised that the City of Bellbrook has again asked to join with Centerville in soliciting Bids for the resurfacing and repair of City streets in 1988. The majority of Council concurred with this proposal.

Mr. Schwab reviewed for Council the Major Use Special Approval Application submitted by Woolpert Consultants on behalf of Ralph G. Woodley and Paul H. Moody for a Preliminary Development Plan including a detailed day care center facility for property located on the east side of Clio Road, south of Norwich Lane and north of Alexandersville-Bellbrook Road. The Plan includes two accesses off Norwich Lane into the day care facility, one access off Norwich Lane to the western portion of the property and two accesses, one east and one west off Olde Greenbrier Lane. The Plan includes no accesses onto Alexandersville-Bellbrook Road. The Planning Commission, by unanimous vote, recommended approval of this Preliminary Plan to City Council, subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from centerline along the north side of Alexandersville-Bellbrook Road across the southern portion of the property. The dedication from centerline where the present centerline of Alexandersville-Bellbrook Road angles shall be adjusted to follow a radius specified by the City Engineering Department. This radius shall approximate a logical future centerline when Alexandersville-Bellbrook Road is widened.

2. The access driveways and median break shown on Olde Greenbrier Lane shall be as shown in the submitted drawings.

3. A sidewalk in the public right-of-way along the south side of Norwich Lane in front of the day care center shall be required. The City Engineering Department shall review and approve the design of this sidewalk.

4. A stormwater drainage plan for the day care center site shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

5. Detailed plans of the screening including the gates surrounding the proposed dumpster location shall be approved by the City Planning Department.

Discussion followed relative to the proposed location of the dumpster in relation to the playground area. The majority of Council concurred that the dumpster would be better located nearer to Norwich Lane, away from the playground area, with landscaping blocking its view from the street.

Mayor Heintz made reference to a request received from The Dayton Art Institute for financial assistance in an amount not less than \$250.00. As suggested by Mrs. Beals and Mr. Siler, Council concurred that this amount be increased to \$500.00 for 1988.

Mrs. Beals reviewed for Council, concern expressed by the Zoning Task Force for the installation of sidewalks throughout Centerville. They solicit Council's intention in the future. This matter will be a Work Session agenda item soon.

Mayor Heintz proposed a change in the seating arrangement in the Council Chambers. Following discussion, the majority of Council concurred that no change be made.

Mr. Kenning outlined street repair, resurfacing and sidewalk installation priorities for 1988. Gaps in sidewalks near the schools in the center of town will be closed. Following discussion, Council concurred that the projected \$100,000.00 needed for curbs, gutters and sidewalk on North Main Street in the vicinity of North Village Drive, be put toward street repair rather than its intended use.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor