

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 12, 1988

TIME: 6:00 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
Bernard Samples
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
Municipal Attorney Robert Farquhar
City Planner Alan Schwab

Mr. Farquhar reviewed for Council that portion of the Centerville Zoning Ordinance which prohibits the erection of banners across the right-of-way in the City of Centerville. Mr. Farquhar advised that Council must decide whether to allow banners or not allow banners, the Zoning Ordinance should reflect the decision. He pointed out that a Municipality may distinguish between commercial banners, non-commercial banners and religious banners, but may not differentiate between political and non-political banners. Mrs. Beals outlined for Council the increase in banner applications during her term as a Member of the Board of Architectural Review. This matter will be further reviewed during the April 25, 1988 Council Work Session Meeting. However, Mr. Siler indicated his intent that banners not be permitted, he will not be present for the April 25 Work Session Meeting.

Mr Farquhar reviewed for Council correspondence recently received from Dayton Cellular Telephone advising him that, in view of the fact that Dayton Cellular has constructed a tower in Washington Township, it now is no longer necessary that the tower requested by Dayton Cellular on the proposed site be 295 feet high. Accordingly, in an effort to settle the pending appeal and obtain the consent of the City for permission to build a tower in Centerville, the company is prepared to reduce the height of the tower to 185 feet. This matter will be discussed further at a later date, however, Mr. Farquhar recommended that a decision be rendered by May 1, 1988.

Mr. Kenning reviewed a request by Morgan Davis to place clean fill in an area immediately east of the Avis tract on the north side of Loop Road. F & M Contractors of Clayton, Ohio will have approximately 3000 yards of clean fill to dispose of and have approached the J. S. Davis Company to deposit this in the area mentioned. Mr. Fred Sink was present with Mr. Davis to review their request. Mr. Davis sees this as a good opportunity

to obtain clean fill and grading for the area in question. Mr. Kenning outlined restrictions and controls provided by City Ordinances; if this is determined to be a major change, a formal Application will be required to be placed before the Planning Commission and City Council. City Engineers believe that technical problems can be overcome, however there are some risks and some run off will occur. Mr. Singer requested that a diagram be furnished the City of Centerville illustrating their request before this matter is considered further. Mr. Sink and Mr. Davis agreed to supply this information to the City as quickly as possible. Mr. Singer suggested that the City Staff communicate with potential affected property owners concerning this matter.

Upon question of Mr. Kenning, Council concurred to place on hold a Meeting with the Oakwood City Council to discuss the Cardington Landfill issue.

Mr. Kenning announced Youth in Government Day April 26, 1988.

Mr. Singer, as Chairman of the Mayor's Task Force on the Architectural Preservation District, reviewed their Summary APD Work Program. Discussion followed concerning ways in which pedestrian traffic may be encouraged in the AP District. Mr. Kenning pointed out the fact that a Request for Proposal has been prepared for a streetscape plan and transportation plan for the AP area, the successful consultant will address ways to improve pedestrian traffic. During review of problems in the AP area and suggested solutions, the following determinations were made:

1. The City will publish and distribute in the AP District, a periodic newsletter educating merchants, property owners and tenants on Ordinances affecting their area.

2. A pamphlet be prepared describing Centerville's Property Maintenance Ordinance.

3. Semi-annual meetings be held between merchants in the AP District, City Council, Planning Commission and Board of Architectural Review, in order to improve communications between property owners, business owners and the City. The first meeting should perhaps be held in July to introduce to consultant developing the streetscape plan and the transportation plan.

4. A pamphlet be designed detailing services and information available to merchants, property owners and new tenants in the Architectural Preservation District.

5. Information will be contained in the newsletter concerning incentive programs already in effect in the AP District.

6. City Staff will review ways to improve identification signs for businesses in the AP District.

7. A community event be co-ordinated between the City of Centerville and the merchants in the center of town to increase public interest.

8. Christmas decorations be co-ordinated between merchants in the Architectural Preservation District in co-operation with the City of Centerville.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Keenly*
Mayor