

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 26, 1988

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor James Singer
Councilmembers Brooks Compton
Sally Beals
Bernard Samples
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
City Engineer Norbert Hoffman

Mr. Schwab outlined for Council three separate items under consideration by the City of Centerville involving the Tifton Greens Condominium Project on Clyo Road:

1. Greenbrier resident's concern with the proposed erection of a fence along the east property line of Tifton Greens, placing the fence within approximately 20 feet from the fronts of some of the units in Greenbrier Commons.

2. An Appeal has been filed against the decision of the Planning Commission denying a Variance Application for fence height, location and type, and additional signage.

3. A request for a minor amendment to a previously approved plan to substitute a club house, pool, and tennis court for a 3-unit condominium building.

In consideration of the above matters, the Meeting between Centerville's City Planner and representatives from Greenbrier Commons and Tifton Greens, as suggested by City Council, has not been held to resolve item number 1. It was determined by Council that each of the above items are separate issues and must be dealt with individually.

Mr. Schwab reviewed for Council the location of the dumpster and school bus parking at Young Learners World, 1200 Norwich Lane. Both the dumpster location and the parking space upon which the school bus is being parked were included on the approved plan. Mr. Schwab advised that, in consideration of safety, this is the best space in which to park the school bus. Upon request of Mr. Singer, copies of the approved plan will be made available to City Council.

Mr. Gary Donese and Mr. Brad Judge, on behalf of Tifton Greens Condominiums, were present to review for Council their request for a minor amendment to an approved Plan in order to substitute a club house, pool, and tennis court for a 3-unit condominium building. Experience has indicated the necessity for these amenities. The elimination of the 3-unit building reduces the total density of the project. Mr. Schwab located the subject

property on a map and defined its proximity with adjacent properties. Mr. Siler moved that the request for a minor amendment to an approved plan for Tifton Greens substituting a club house, pool, and tennis court for a 3-unit condominium building be approved as requested. Mr. Compton seconded the motion. The motion passed unanimously.

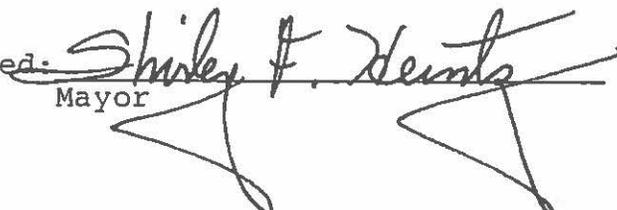
Mr. Schwab reviewed a request for a minor amendment to an approved plan for Bethany Lutheran Village, Phase IV, in order to add parking facilities for RTA patrons and for use by the Centerville Kiwanis Club during their annual Christmas Tree Sales. This amendment increases the overall parking area to 100 feet by 64 feet with controlled access to the Boulevard. Mr. Siler moved that the minor amendment to an approved plan requested by Bethany Lutheran Village, to add parking facilities in Phase IV, be approved as requested. Mr. Samples seconded the motion. The motion passed by unanimous vote.

Mr. Schwab reviewed a Variance Application submitted by Tom Harrigan Chrysler-Plymouth, Inc. to erect a 211 square foot per face sign, 422 square feet total with a 36 foot overall height. This Application was denied by the Planning Commission during their Meeting held August 30, 1988. The Applicant has filed an Appeal for this matter to be heard by City Council, however, the Appeal was filed one day after the time limit specified in the Zoning Ordinance. The majority of Council concurred not to waive the appeal time designated.

Mr. Samples left the Meeting at this time.

Mr. Kenning located on a map streets, yards and homes throughout the City of Centerville flooded during the recent very heavy rain storm. He outlined minor corrections being made and improvements to be made in the future. The City is reviewing each problem in order to ascertain long and short term solutions. The Montgomery County Sanitary Department is studying the sanitary sewer system in the Terrace Villa Plat. Discussion followed relative to pumping service in the City of Centerville during this type emergency. Fire Chief Randall Staley will be invited to attend a future Work Session Meeting in order to discuss this matter further with City Council.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor