

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
NOVEMBER 7, 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
Sally Beals
Bernard Samples
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
City Planner Alan Schwab

Mr. Schwab reviewed for Council the Rezoning Request filed by Metropolitan Concepts, Inc., Ted A. Donnell, for property located at 7950 Normandy Lane, owned by Dr. Walter C. Buchsieb. Requested is a change of .53 acres of land from R-1c (Residential) to Architectural Preservation. Mr. Schwab located the property on a map and explained a concept plan developed for the total property owner by Dr. Buchsieb at the northeast corner of Franklin Street and Normandy Lane. The purpose of this Rezoning is to convert the existing residence to an office building. City Staff recommended denial of this Rezoning Request to the Planning Commission based upon the comprehensive plan showing this parcel as low-density single-family residential, and the fact that this rezoning would extend the business district north on Normandy Lane into a residential area. The Planning Commission, by unanimous vote, recommended approval of this Request to City Council.

Mr. Donnell, explained how development of this land could be a landmark for the AP District. Upon question of Mayor Heintz, Mr. Donnell advised that his client has no problem with the restrictions and requirements set forth in the Zoning Ordinance for property in the Architectural Preservation District.

Mr. Jack Semelsberger, Mr. Steven Kelly from Woolpert Consultants, and Mr. Leonard Snell, were present to discuss with Council a proposed modification to the entrance into Chardonay Valley, a development located along Alexandersville-Bellbrook Road, east of Loop Road and west of Clio Road. This plan proposes a modification to the Major Use Special Approval Application previously approved by City Council with brick retaining walls being the major focal point of the entrance, along with a median comprising of a fountain feature, brick pavers, and an unguarded gate house. Mr. Schwab located the subject property on a map and detailed their proposed modification. He recommended that the sign posts and raised brick work at the entrance be a minimum of two feet from the face

of the curb, and interlocking Z type concrete blocks be used at the entrance into the development in place of asphalt. Mr. Semelsberger pointed out features of this modification: additional landscaping, reducing the span of brick work at the entrance and providing a gate house to create the feeling of security. Council concurred that this matter be considered a minor amendment. Mr. Siler moved that the entrance modification plan submitted by Woolpert Consultants on behalf of Chardonnay Valley be approved subject to the sign posts and raised brick work at the entrance being a minimum of two feet from the face of the curb, and the use of interlocking Z type concrete blocks, in a mixture of colors, at the entrance into the development. Mr. Compton seconded the motion. The motion passed unanimously.

Mr. Schwab reviewed for Council an Appeal filed by Alexander Luge against a decision rendered by the Planning Commission during their Meeting on October 11, 1988 denying the use of stucco material for siding and a reduction in required parking spaces for the property located at 28 South Main Street in the Architectural Preservation District. Front elevations of the building were defined. The Board of Architectural Review and the Planning Commission believe that other alternatives exist for this building. The BAR recommended denial of the Variance Application to the Planning Commission since the dryvit material proposed for siding is not compatible with the AP District even though the building is unique. The Planning Commission by a 4-1 vote denied the Variance request. The majority of Council concurred that the Zoning Ordinance should be upheld.

Mr. Kenning advised that a Notice from the Ohio Department of Liquor Control has been received of an Application for a new D1 and D2 Permit for Ly Houi, DBA Orient Express, 848 South Main Street. Council indicated no objections to the issuance of this Permit.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor