

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 29, 1987

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

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

Mr. Schwab reviewed for Council a request submitted by Hills Developers, Inc. for the property located at the northwest corner of Alexandersville-Bellbrook Road and Bigger Road. A Conditional Use Request was approved for this property by City Council on November 17, 1986 in order to construct a residential condominium development at a density of 7 dwelling units per acre calculated on the total acreage. The applicant has requested that their development plan be amended to permit:

1. The division of the development into two distinct areas, each having its own amenities.
2. That the roadway system be divided in half, thus eliminating through streets from one area to the other.
3. That the number of dwelling units on the southern portion be reduced by three and the northern portion of the property be increased by three units.
4. That City Council consider this proposal as a minor amendment to their previously approved Conditional Use.

Mr. Schwab outlined City Staff's concern with the division of the roadway system, providing no link between the two areas. He believes that there should exist interior roadway connections to provide good circulation between developments of this type. Staff has no problem with the division of the development into two distinct areas and the redistribution of 3 dwelling units.

Mr. John Kovermann, Attorney representing the applicant, explained their reasoning for the proposed roadway system; it provides the exclusativity which people want, the two areas will be divided into two separate distinct condominium communities.

Mr. Murray Gutmann of Hills Developers, emphasized the safety factor involved when a cut through street is provided.

City Council concurred that this proposed amendment be treated as a minor amendment to the Conditional Use Request approved for Hills Developers, Inc.

Following further discussion by Council relative to the change in the roadway system, the majority of Council concurred

with this minor amendment as proposed by Hills Developers, Inc.

Mr. Kenning pointed out the fact that the Keg Ordinance passed by Council nearly two years ago will stand repealed on the second anniversary of its effective date unless the Ordinance is extended by City Council. He reviewed inter-office correspondence in which Chief of Police William Lickert recommended that the Ordinance be continued. He cited circumstances in which the Keg Ordinance has been effective. Mr. Kenning also recommended that the Ordinance be extended. The majority of Council concurred that the Keg Ordinance be renewed and that its effectiveness be reviewed after a two year period.

Mr. Kenning reviewed a request submitted by Bethany Lutheran Village for the installation of a 140 foot turn lane along the west side of North Main Street into Bethany Lutheran Village. Bethany Lutheran will share the cost of this improvement with the City of Centerville. Council concurred to proceed with this proposal.

Mr. Kenning reviewed for Council the problems and options open to improve the sound system in the Council Chambers. Council concurred that the City Manager pursue improvement of the system utilizing current equipment.

Mr. Kenning outlined the procedure being followed to enforce regulations and requirements contained in the Property Maintenance Ordinance for the City of Centerville. Most cases have been exterior and have been solved through persuasion. Enforcement will be moving to interior inspections which will cause different questions and problems. Council indicated their concurrence with the present procedure as outlined by Mr. Kenning.

Mr. Kenning advised Council that two requests have been received for the improvement of ditches in Centerville. Following discussion, Council concurred that a Council Policy be drafted for the improvement of open ditches as requests are received.

Upon request of City Council, Mr. King will obtain a review from the Montgomery County Combined Health District relative to a starling problem existing in the City of Centerville, specifically at 284 and 294 Cherry Drive.

Mrs. McLaughlin advised that the term of two members of the Planning Commission will soon expire: David Hall and Stanley Swartz. Council concurred that both members be reappointed if that is their desire.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Dent*
Mayor