

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
SEPTEMBER 14, 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  
Charles Taylor  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King  
City Planner Alan Schwab  
Assistant City Engineer Norbert Hoffman

Mr. E. Louis Schuette and Mr. James DeSelms were present requesting Council's reconsideration of action taken relative to their proposed sign at 113 North Main Street in the City of Centerville. Mr. Schwab reviewed action taken by the Board of Architectural Review and the Planning Commission concerning their Variance to erect a SuperAmerica gasoline facility in place of the current Payless gas facility. Planning Commission action was appealed to Council requesting front and side yard parking and a 64 square foot sign. City Council upheld the action taken by the Planning Commission denying 64 square feet of signage and requiring the Applicant to meet requirements of the Zoning Ordinance, permitting a total of 32 square feet of signage. Mr. Schuette advised Council that the construction of a new building hinges upon the sign. Mayor Heintz outlined three options open to Ashland Oil, Inc.: rebuild the structure as it did exist, rebuild the building according to the approved plan, or level the ground and sell the property.

Mr. Schwab reviewed for Council a Major Use Special Approval Application submitted by Lutheran Social Services of the Miami Valley to construct an additional 38 residential units at Bethany Lutheran Village, 6445 Far Hills Avenue. The subject property is located west of State Route 48 approximately across from Fireside Drive. Proposed is the construction of 38 garden homes for the elderly. The Planning Commission, by unanimous vote, recommended approval of this proposal to City Council subject to the following conditions:

1. Detailed storm water drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineering Department.
2. A revised detailed screening plan along the south and west property lines adjacent to the single family residences shall be submitted subject to the approval of the City Planning

Department.

3. Prior to the issuance by the City of zoning or building permits allowing implementation of the proposed project, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Mr. Dennis Bruce, Executive Director for Lutheran Social Services of the Miami Valley, identified the retention basins to be located on the subject property.

Discussion followed relative to the roadway configuration through this new section of development. Mr. John Woltja, John W. Judge Engineering Company, explained how this configuration will provide a safer means for residents to exit from their driveways. The heavier traveled roadway will be free of drive entrances.

Mr. Kenning reviewed for Council recent communications with the Centerville City School, Department of Transportation, relative to the current student transport policy. The policy has been changed to provide transportation for those students who reside across a highway from the school they attend regardless of the distance. Mr. Kenning advised that school crossings in all areas of the City will be reviewed and discussed with directly involved school administrators. Flashing lights will remain in operation until studies are complete and a recommendation is made for Council's review.

Mr. Kenning reviewed for Council various proposed changes in personnel classifications. Mr. Taylor suggested that a new schedule be developed providing the City Manager with an annual percentage increase in payroll costs overall, thus providing the City Manager the flexibility to increase salaries as merited. Members of Council questioned the need for reclassifications except for the City Planner. Mr. Kenning will pursue the reclassification of the City Planner as quickly as legally possible.

Council briefly reviewed a proposed Policy for public participation in the cleaning of drainage ditches on private property. Council concurred with the draft as prepared. This will be an Agenda item for the September 21, 1987 Council Meeting.

The Report of the Zoning Task Force concerning two matters was briefly discussed by Council. The two matters being: 1. existing and proposed single family detached residential development in Residential Planning Development zoning district at a gross density of six dwelling units per acre, and 2. existing requirements with respect to the installation of sidewalks when major improvements are proposed on a multi-family residential, commercial, or industrial property. The Zoning Task Force recommended that no changes be made in the current Zoning

Ordinance relative to these two issues. Council concurred with this Report. The Report will be accepted by Council in formal session on Monday, September 21, 1987.

Mr. Kenning reviewed for Council a proposed Resolution accepting the Montgomery County Budget Commission's Alternative Method of Distributing 1988 Local Government Funds. City Council concurred that this Resolution be placed on the next Council Meeting agenda.

Mr. Kenning advised that the Mayors and Managers Association of Montgomery County, has set Beggars Night for Thursday, October 29, 1987. Council concurred that Beggars Night in Centerville be held on October 29, 1987 between the hours of 6:00 and 8:00 P.M.

Mr. Kenning informed City Council that the Dayton Power & Light Company has contacted various Municipalities proposing to sell the street lighting system to them. The Dayton Power & Light Company may, sometime in the future, propose this to Centerville.

Mr. Kenning explained to Council that equipment purchased for one of the new police vehicles has been placed on the \$1.00 per year Volvo. Council has two options to consider: 1. put the new police vehicle in operation as an unmarked cruiser, or 2. purchase new equipment for said vehicle. City Council concurred that additional equipment be purchase and that said vehicle be utilized as a marked police cruiser.

Mr. Kenning reviewed a memo received from the Miami Valley Regional Planning Commission soliciting the City's comments relative to a new post office building, proposed to be located in an area south of State Route 725, north of Spring Valley Road, West of North Main Street and east of State Route 741. Council concurred that the City of Centerville endorse a new service facility but that it not replace the current facility in the City of Centerville.

Approved:   
Mayor

ATTEST:

  
Clerk of Council