

DAYTON LEGAL BLANK CO. 10114

Held February 17, 19 86

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, February 17, 1986 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, City Chaplain, and the Pledge of Allegiance to the Flag led by Boy Scout Troop 316, Normandy School, with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

- Deputy-Mayor Brooks Compton
- Councilmembers Jeffrey Siler
- Charles Taylor
- James Singer
- Bernard Samples
- Clerk of Council Marilyn McLaughlin
- City Manager Darryl Kenning
- Assistant City Manager Jon Bormet
- City Planner Alan Schwab
- Service Director Richard Bishop
- City Engineer Karl Schab
- Director of Finance William Bettcher
- Chief of Police William Lickert
- Municipal Attorney Robert Farquhar

Mayor Heintz advised that Councilman J. V. Stone would not be present for this Meeting. Mr. Siler moved that Mr. Stone be excused from this Meeting. Mr. Taylor seconded the motion. The motion passed unanimously by City Council.

The Minutes of the following Meetings had been distributed prior to this Meeting:

- Council Meetings - January 20, 1986.
- January 27, 1986.
- Council Work Session Meetings - January 20, 1986.
- January 27, 1986.
- Joint Meetings-City Council/Planning Commission/Board of Architectural Review/Zoning Task Force - February 3, 1986.
- February 10, 1986.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Compton seconded the motion. The motion passed unanimously; however, Mr. Samples abstained from the Minutes of the two January 27th Meetings and the Meeting held February 3rd.

BOARD OF ARCHITECTURAL REVIEW

Mr. Taylor moved that Denise Siler be appointed as a Member of the Board of Architectural Review for the City of Centerville to the unexpired term of Stanley Swartz. Mr. Singer seconded the motion. The motion passed by unanimous vote with Mr. Siler abstaining.

Mayor Heintz administered the Oath of Office to Denise Siler.

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Mayor Heintz made the following announcements during her report:

The International Women's Air and Space Museum will be located in the City of Centerville at the Asahel Wright House.

The KO Theatre is now located at St. Leonards with excellent productions.

The Driver's Testing Station is now open in the building behind the Centerville Municipal Building. Driver's License and the renewal of Licenses will be available at this location soon. In approximately one year, license plates will also be available.

The final proposed Zoning Ordinance and Zoning Map for the City of Centerville is currently being reviewed by the City Council, City Planning Commission, Board of Architectural Review and the Zoning Task Force. Public Hearings will be forthcoming.

Mr. Kenning reported the following during his City Manager's Report:

The 1986 Road Improvement Program in the City of Centerville in conjunction with the City of Bellbrook has gone out to Bid. Bid opening has been set for March 7th with a completion date of July 15, 1986.

The extension of Clyo Road from its present terminus at Alexandersville-Bellbrook Road to Bigger Road will be let for Bid during the current week. Bid opening has been set for March 10 with a completion date of October 1, 1986.

#### ORDINANCE NUMBER 18-85 ZONING ORDINANCE AMENDMENT SIDING IN AP

Mr. Kenning reported on the Planning Commission Meeting held January 28, 1986. An Ordinance drafted at the request of the Board of Architectural Review to prohibit the use of aluminum or vinyl siding in the Architectural Preservation District was considered by the Planning Commission. A motion to recommend to Council the adoption of this Ordinance resulted in a 2-2-1 vote, thus Ordinance Number 18-85, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, As Amended By Ordinance Number 48-80, The Architectural Preservation District, To Establish Standards Regulating The Materials, Pattern, Texture, Features, And Cleaning Of Exterior Siding Materials For Any Principal Or Accessory Building Located In The Architectural Preservation District, comes to City Council without a recommendation. This document has already been set for Public Hearing before Council.

#### STATION HOUSE ACRES RECORD PLAN

Mr. Schwab reviewed the Record Plan for Station House Acres, a subdivision which was the subject of a Conditional Use Request for a Residential Development Plan to be located south of Centerville Station Road and east of Southbury Drive. The Plan includes 20 acres, 33 lots with thoroughfare improvements to Centerville Station Road in front of the development. Surrounding land uses are single family residential and park land. This Record Plan is identical to a previously approved

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Plan for the same property, but reapproval is necessary due to the termination of time period for recording. The Planning Commission, by unanimous vote, recommends approval of this Record Plan to City Council subject to the conditions placed on the original approval and including Bond figures as recommended by the City Engineer for street, storm sewer and sidewalk improvements.

Mr. Ralph Amos, Shaw Weiss & DeNaples Consulting Engineers, was present to answer any questions of City Council.

Mr. Samples moved that the Record Plan for Station House Acres be approved as recommended by the Planning Commission, subject to the following conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. A storm sewer easement agreement over Park District property adjacent to the Plat shall be recorded.
3. In lieu of completion of the required improvements prior to the recording of the Plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
4. The execution of a Subdividers Agreement and the receipt of Performance Bonds in the amount of \$235,700.00 for the construction of streets and storm sewers and \$39,550.00 for sidewalks. A Maintenance Bond will be required at the time of acceptance of the Plat, the amount to be determined after final inspection of the improvements, but not to exceed 15% of the construction cost.

Mr. Taylor seconded the motion. The motion passed by unanimous vote of City Council.

Mr. Samples, speaking as Co-Chairman for the Zoning Task Force, advised that the proposed Zoning Ordinance will be submitted to the Planning Commission at their next Meeting; Public Hearings will follow. He pointed out the fact that this document will directly or indirectly affect every resident of the City of Centerville; he encouraged residents to indicate their concerns.

ORDINANCE NUMBER 18-85 ZONING ORDINANCE AMENDMENT SIDING AP

The Public Hearing was held concerning Ordinance Number 18-85. Mr. Kenning reviewed this proposed Ordinance which comes to the Planning Commission and City Council from the Board of Architectural Review. The Ordinance prohibits the use of certain types of siding in the Architectural Preservation District and restricts the method of cleaning exterior siding materials. The vote for recommendation from the Planning Commission to Council resulted in a 2-2-1 vote, thus the Ordinance comes to Council with no recommendation. Mr. Siler sponsored Ordinance Number 18-85, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, As Amended By Ordinance Number 48-80, The Architectural Preservation District, To Establish Standards Regulating The Materials, Pattern, Texture, Features, And Cleaning of Exterior Siding Materials For Any Principal Or

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Accessory Building Located In The Architectural Preservation District, and moved that it be passed. Mr. Compton seconded the motion. A roll call vote resulted in five ayes in favor of the motion, Mr. Taylor voted no.

ORDINANCE NUMBER 2-86 DRAINAGE VILLAGE SOUTH

Mr. Kenning reviewed a proposed Ordinance being the result of complaints received from the Village South neighborhood seeking assistance and relief to clean and fix the drainage ditch which runs through the Plat. Meetings between representatives from the City of Centerville and the Village South area effected a cost sharing program estimated to cost \$12,500.00 to be shared equally by properties adjoining the ditch for an estimated cost not to exceed \$500.00 per lot. The project cost resulted in \$9,369.75 reducing the property owner's share to approximately \$374.75 per lot. Property owners may pay this assessment within 60 days in lieu of the amount being placed upon their tax duplicate. Mr. Compton sponsored Ordinance Number 2-86, An Ordinance Levying Special Assessments For Paying The Cost of Improving Certain Drainage Facilities In The City Of Centerville, And Declaring An Emergency, and moved that it be passed. Mr. Taylor seconded the motion. The motion passed by unanimous vote.

ORDINANCE NUMBER 3-86 DRAINAGE VILLAGE SOUTH

Mr. Siler moved that Ordinance Number 3-86, An Ordinance Levying Special Assessments For Paying The Cost Of Improving Certain Drainage Facilities In The City Of Centerville, be set for Public Hearing on March 17, 1986. Mr. Samples seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 4-86 CLYO ROAD EXTENSION PHASE II

Mr. Kenning reviewed a proposed Ordinance determining to proceed and to provide for the taking of bids for the construction of the extension of Clyo Road from Alexandersville-Bellbrook Road in a northeasterly direction to west of Bigger Road, Phase I which was completed in 1985. Mr. Samples sponsored Ordinance Number 4-86, An Ordinance Determining To Proceed With The Improvement Of Clyo Road In The City Of Centerville In Accordance With Resolution Number 27-85, Providing For The Taking Of Bids For Such Improvement, And Declaring An Emergency, and moved that it be passed. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

ORDINANCE NUMBER 5-86 CLYO ROAD EXTENSION PHASE II

Mr. Compton moved that Ordinance Number 5-86, An Ordinance Determining To Proceed With The Improvement Of Clyo Road In The City Of Centerville In Accordance With Resolution Number 27-85, And Providing For The Taking Of Bids For Such Improvement, be set for Public Hearing on March 17, 1986. Mr. Taylor seconded the motion. The motion passed by unanimous vote.

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ORDINANCE NUMBER 6-86 BOARD OF TAX APPEALS


Mr. Kenning reviewed a proposed Ordinance to extend the terms of Members on the Board of Tax Appeals from one to three years on a staggered basis. Mr. Siler moved that Ordinance Number 6-86, An Ordinance Amending Section 191.15 (b) (1) Of The Centerville Municipal Code By Changing The Terms Of The Members Of The Board Of Tax Appeals, be set for Public Hearing on March 17, 1986. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 3-86 ASAHIL WRIGHT HOUSE

Mayor Heintz reviewed a Memorandum of Understanding signed between the City of Centerville and the International Women's Air and Space Museum for their use of a portion of the Asahil Wright House. She outlined contributions to the Centerville Community stemming from this action. Mr. Samples sponsored Resolution Number 3-86, A Resolution Ratifying The Action Taken To Execute A Contract Between The City Of Centerville And The International Women's Air And Space Museum For The Use Of Space Owned By The City Of Centerville, and moved that it be passed. Mr. Singer seconded the motion. The motion passed unanimously.

Mayor Heintz announced the resignation of Assistant City Manager Jon Bormet to be effective February 28, 1986. Mr. Bormet will assume the position of City Manager for the City of Montgomery, Ohio.

There being no further business, the Meeting was adjourned.

Approved:   
Mayor

ATTEST:

  
Clerk of Council