

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JANUARY 6, 1986

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

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

Mr. Gary Stiens, 7585 Pellbrook Farm Drive, was present to share with Council concerns with the future development of the Pellbrook Farm located at the southwest corner of State Route 725 and Wilmington Pike. The neighborhood believes that perhaps this old homestead, listed on the Ohio Historic Inventory, should be preserved. The building could be used for community activities such as the Polen Farm in Kettering. Discussion followed relative to a previously approved plan for commercial use of this land and necessary financing for preservation. Mr. Stiens suggested the formation of a small action committee composed of a member of City Council, a member of the Planning Commission, a member of the Centerville Historical Society and a member of the neighborhood to evaluate possible options for the development of the land in question. Mr. Stiens was encouraged to pursue his proposal. Mr. Schwab will outline alternatives for Mr. Stiens' consideration.

Councilman J. V. Stone left the Meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed for Council an Appeal filed by the Centerville United Methodist Church against a decision rendered by the Board of Architectural Review to deny an Application for the demolition of structures at 10 Maple Avenue, 47 East Franklin Street and 59 East Franklin Street in the Architectural Preservation District. It was a unanimous decision by the BAR that the properties met none of the criteria contained in the Zoning Ordinance by which the Board of Architectural Review may grant permission to demolish a building: 1. Health and safety hazard, 2. Deterrent to a major community improvement, 3. Rehabilitation not economically feasible, and 4. Detriment to the Community.

Mr. Robert Belt, Chairman of the Site Development Committee for the Church, outlined the following reasons for the demolition of these three buildings: to provide much needed additional

parking, to improve a safety problem for emergency vehicles, to improve traffic circulation in the parking area, to improve the visibility of this historic church, to create green space and a park area in the downtown area. The Church owns the structure at 59 East Franklin Street and has an option to buy the properties at 10 Maple Avenue and 47 East Franklin Street conditioned upon the demolition of same being granted. The church has requested a waiver of the demolition period to five years so that a current resident may remain at 10 Maple Avenue, and necessary finances become available.

Mr. Stanley Swartz, Chairman of the Board of Architectural Review, expressed their concern with the historic value and significance these properties have on the City of Centerville and that being replaced with green space.

Mrs. Gloria Clouse, President of the Centerville Historical Society, encouraged the preservation of our heritage, the character of our Community must be maintained, that character which historians have worked so hard to preserve.

Mr. Michael Pekarek, Member of the Board of Architectural Review, outlined historic features of the three structures in question. He fears the setting of a precedent if this request is granted.

Further discussion by Council concluded that additional information is needed relative to the structures' historic value to the Community. The City Staff will review alternatives with the assistance of a historian/preservation consultant.

Councilman J. V. Stone returned to the Meeting at this time.

The election of a Deputy-Mayor for the following two years was discussed by Council. It was determined by majority vote that Councilman Brooks Compton be elected to that position. This will be an agenda item for the Council Meeting scheduled for January 20, 1986.

Mayor Heintz proposed increasing Council Committees to include a Street Committee. Mr. Kenning pointed out the fact that this will require a change in Council Rules. Council concurred that this be an agenda item for the January 13, 1986 Work Session Meeting.

Mrs. McLaughlin advised that newly appointed Planning Commission Member Stanley Swartz will not be available for the January and February Planning Commission Meetings. Council concurred that Mr. Swartz not be administered the Oath of Office until the March Council Meeting thus making his appointment official at that time. The Charter requires that the Oath be taken before a member enters upon his/her duties.

The majority of Council concurred that Board of Architectural Review Member Michael Pekarek be appointed as Chairman to continue until the expiration of his term as a Member.


Council concurred that Martin Luther King day not be designated as a paid Holiday for employees of the City of Centerville, this is based upon the fact that four personal leave days are granted each employee each year, if an employee wishes this particular day off, he/she has the option of using a personal leave day.


Council briefly reviewed a proposal by Thomas O. Stolz to promote an "Annual Tree Adoption Program" for City residents. Council concurred that this proposal be referred to the City Beautiful Commission for their review and comments.

Council concurred that a proposal submitted by Thomas O. Stolz for a series of Town Hall Meetings be discussed at a future Meeting of Council.

Reviewed by City Council was correspondence received from Mr. Roger Krass promoting the construction of a Community swimming facility. Council concurred that Mr. Krass be encouraged to pursue his proposal.

Discussion followed relative to a Petition signed by residents in Hidden Hills requesting that a noise barrier be erected separating their homes from the noise generated from I-675. Requested is a barrier approximately 250 feet in length behind three properties. Mr. Bormet explained a cut off date established by the State as 1978 to determine the location for the placement of barriers, if this policy is varied in this case, so should it be elsewhere. As suggested by Mr. Bormet, Council concurred that an analysis be made upon completion of the Interstate, to determine what additional landscaping should be placed along highway. Mr. Bormet will discuss this matter further with the one property owner in Hidden Hills most affected by the highway.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor 