

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MARCH 24, 1986

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library

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

Council discussed the difference between a Request for Review and an Appeal relative to a decision rendered by the Planning Commission, as outlined in the proposed Zoning Ordinance for the City of Centerville. The Appeal procedure is a repeat of the current process with the deletion of a fee. A Request for Review may be made by any Member of the Council within a period of 15 days from the decision; if the Request for Review receives the consensus of the majority of Councilmembers present, the matter will then become an issue for Council to make the ultimate decision.

Mr. Samples reviewed for Council, the recommendation of the Zoning Task Force that Conditional Use decisions remain the function of the City Planning Commission. Following discussion, the majority of Council concurred that Conditional Use decisions require the approval of City Council.

It was concluded that a Town Meeting be held on April 16, 1986 at 7:30 P.M. at the Centerville Municipal Building relative to the proposed Zoning Ordinance and Zoning Map for the City of Centerville. Property owners will be notified by letter from Mayor Heintz.

Members of the Bicycle Committee: Chairman Wanda Molen, Glen Aidt and William Talbott, were present to outline for Council their proposal for Bikeways in the City of Centerville. They identified moneys available from the Miami Valley Regional Bikeway Committee and the State of Ohio, Bicycle Transportation Office. Due to the many bike rides which originate in Centerville, improved bikeways and proper signage is needed. The Committee intends to pursue receipt of available funds through the City's assistance with estimates and applications. Three problem areas were identified, areas for which applications will be submitted, the Committee is hopeful of receiving approximately \$15,000.00 from the MVRBC.

Mr. E. Louis Schuette and other representatives of Ashland

Oil, Inc. DBA Payless Gasoline, 113 North Main Street, in the Architectural Preservation District, reviewed their proposal to demolish the present structure and rebuild the station in a colonial style architecture. Mr. Schwab identified two issues: 1. This is a non-conforming use, demolition and rebuilding must be approved by the City of Centerville, and 2. The architecture of the new building must be approved. Council concurred with this conceptual plan and offered minor architectural suggestions.

Mr. Paul Striebel, Architect for the Leonard K. Snell Office Park, proposed to be located along the east side of Loop Road, north of Alexandersville-Bellbrook Road, was present to address questions of City Council. Discussion followed relative to the proposed north and south curb cuts through the east parking lot. Mr. Schwab outlined the need for a circulation pattern in a total area from one use to another. The majority of Council concurred to eliminate the easternmost curb cut off Rentz Way, to relocate the other curb cut off Rentz Way in a more central location, and to provide a curb cut into the property to the east from the east parking lot. Additional circulation roadways will be the responsibility of future developments.

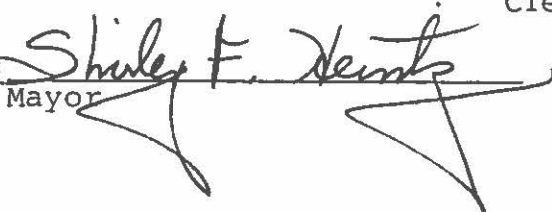
Mr. Kenning proposed repairs to additional streets in the City of Centerville to equal the amount budgeted for 1986 (\$350,000.00), and the asphalt improvement proposed at the rear of the Municipal Building for the drivers testing station in the amount of \$14,000.00. He further pointed out the fact that approximately \$65,000.00 Capital Funds could also be used for street repairs. This matter will be discussed during a future Council Work Session Meeting.

Discussion followed relative to the preparation of Bid Specifications for Volvo Police Vehicles as well as American made Police Vehicles. Mr. Kenning will compile cost comparison figures, using purchase prices received from other surrounding entities. This matter will be discussed during a future Council Work Session Meeting.

Mayor Heintz announced the resignation of Board of Architectural Review Member and Chairman Michael Pekarek. Mr. Pekarek will be moving from the City of Centerville in the very near future. Mayor Heintz advised that Mr. Roger Lucas has indicated a desire to serve as a Member of the BAR. Council concurred that Mr. Lucas be appointed as a Member of the Board of Architectural Review and that B. Scott Feldmaier be appointed as Chairman to replace Mr. Pekarek. This will be an agenda item for the next Council Meeting.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Shirley F. Heintz
Mayor