

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
APRIL 14, 1986

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

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

Mr. Schwab reviewed for Council a Site Plan for Center-Med Office Company, for the construction of a medical office building on the west side of North Main Street at Bradstreet Road in the Architectural Preservation District. The Planning Commission voted unanimously to recommend denial of this Site Plan to City Council based upon there being no solution to the driveway access being located side-by-side another access, compounded by the fact that it is located at an intersection. The driveway proposed is immediately north of the access into the parking area for Marion's Pizza. The Board of Architectural Review recommended approval of the Application subject to the lighting being approved by the City Staff.

Mr. Schwab reviewed for Council several staff recommendations made to the Planning Commission, one being that the City shall encourage the applicant to work with the adjacent property owner to the south to establish joint use of the applicant's curb cut onto North Main Street. Mr. Robert Booher, Contractor, explained their desire for a separate driveway onto Main Street, a joint driveway would not be desirable to the Doctors involved. Discussion revealed that perhaps the only solution would be separate driveways, improved traffic light signalization, and that the northernmost driveway into the parking lot for Marion's have limited access, so designated by signage. Consideration followed relative to the construction of a roadway to the west off North Main Street by the City of Centerville to serve these two properties. This matter was referred to Municipal Attorney Robert Farquhar for an opinion to be considered during Council Work Session scheduled for Monday, April 21, 1986.

Mr. Schwab reviewed a Record Plan submitted for Steeple Chase for the development of an apartment complex to be located north of Alexandersville-Bellbrook Road at the Clio Road extension. The Record Plan provides for the construction of part of the public street in the development and dedicates the right-

of-way for public roadway in the future. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. 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.

Scott Vagedes, Tri-City Engineering Company and representing the developer, was present to answer any questions of City Council.

Mr. Schwab reviewed a request from K-Mart for a temporary garden center to be located along the southeast corner of their building at 8900 Lebanon Pike in the City of Centerville. The garden center is the same layout as used in previous years, requested time is from May 1 through September 30, 1986. The Planning Commission voted unanimously to recommend approval of this request to City Council.

Mr. Kenning reviewed for Council a report prepared by Mr. Schwab concerning future development of Pelbrook Farm located at the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike. Recognizing the fact that the old farm house does perhaps have historical significance, it was the consensus of Council that the Centerville Historical Society perform a comprehensive analysis of all significant historic properties within the City with particular emphasis on properties located outside the existing City Architectural Preservation Zoning District and that their findings be categorized.

While reviewing the City's Debt Prepayment Plan, Mr. Kenning advised that the Plan is working as expected thus far, the City is currently in good shape. Due to falling and potential rising interest rates, the average interest rate should be at an acceptable level.

Mr. Kenning advised that the expenditure requested by the Sister City Committee, that of defraying some expense for a teacher to accompany students to Centerville's Sister City Bad Zwischenahn in West Germany, could be accomplished by the passing of a Resolution, however, he did not encourage this expenditure in consideration of the fact that this is not a direct Sister City involvement, he also expressed concern with liability. Following discussion, Council concurred that, in consideration of today's world conditions, encouragement be offered for the cancellation of the trip at this time.

Mr. Kenning reviewed a recent Meeting held between Mayor Heintz, Councilman Singer, himself and residents in the Village South Plat relative to the penetration by the Contractor for Avis Used Car Dealership into the 100 foot buffer strip at the rear of the J. S. Davis property on Loop Road. He reviewed how this will

be restored by the excavator. It was concurred that a Meeting be scheduled involving Village South residents, Mr. Morgan Davis and other involved parties to determine the future development of the Davis Property.

Mr. Kenning reviewed waste collection increases on prepaid trash bills and the reaction of those residents taking advantage of this option. Council concurred that now and in the future, increases not be charged back on people who have prepaid their waste collection bills. Credits will be granted to people who have paid and others will not be charged. This will be the policy for future increases - if people pay in advance, they will not pay the increase for the period they have prepaid.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved

  
Mayor