

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 28, 1986

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

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

Mr. Michael Fanning, Chairman of the City Beautiful Commission, was present to update City Council on the activities of the City Beautiful Commission. He reviewed the four requirements necessary in order for the City of Centerville to become a "Tree City USA". He believes that the Commission's Budget is generous, monies are available for the replacement of all dead trees this year. Mr. Kenning suggested that the City Beautiful Commission develop a long term plan for the beautification of the strips between the sidewalk and curb in the Architectural Preservation District and for median strips throughout other sections of the City of Centerville. Mr. Fanning outlined the maintenance of planting areas by the Centerville Service Department. Following discussion, it was concluded that the City Beautiful Commission also develop a plan for the beautification of Bigger Road and I-675 when completed, these are perhaps 1987 projects. The Commission, during 1987, will solicit the support of the Centerville businesses and will develop a more definitive program for students to grow plants to be later planted in certain areas of the City. Mayor Heintz requested that the City Beautiful Commission, when appropriate, nominate businesses to receive a beautification award for outstanding improvements to their establishments. It was also suggested that the City Beautiful Commission outline what they believe to be their function and charge, to be reviewed by City Council, and made available to interested applicants for membership on the City Beautiful Commission.

Mr. Stone suggested that all City Boards and Commissions outline their function and charge, this should then be reviewed by Council for distribution to interested parties.

Mr. Samples, as Chairman of the Zoning Task Force, and Mr. Schwab reviewed for Council the recommendations made by the Task Force in reference to the proposed Zoning Ordinance and Zoning Map for the City of Centerville. These recommendations are a result of the Town Meeting held April 16, 1986 and from comments

received from property owners in conversation with the City Planner. Outlined below are the conclusions rendered by the majority of Council Members in consideration of each issue:

1. Proposed zoning change from EC to R-PD of 2 tracts of land located immediately north of Revere Village on west side of State Route 48 - make no change to that which is proposed.

2. Proposal to prohibit parking in residential areas of commercial vehicles having an empty weight of more than 5,000 pounds and exceeding 7 feet in height - no change be made in the language contained in the proposed Zoning Ordinance.

3. Proposed B-2 and B-PD zoning of property at intersection of Wilmington and A-B Road not practical because of road configuration. If Wilmington not straightened, business development plus increased traffic from I-675 would create unacceptable traffic hazard - noted for consideration in the future.

4. Neighbor of resident constructed board fence in back yard with exposed support posts facing resident's property - no change to proposed Ordinance.

5. Proposed prohibition of parking of RV's, boats, travel trailers, etc. in front yard - no change to Ordinance as prepared.

6. Proposed density of 6 dwelling units per acre in multi-family zoning classification - no change be made in density as proposed.

7. Proposed 100 foot setback requirement in B-PD and I-PD districts is too restrictive - no change be made in setback requirement.

8. Owner of land fronting Greenbriar condominiums on A-B Road strongly opposes proposed change from EC to R-PD. The majority of Council concurred with the recommendation of the Zoning Task Force: Change proposed zoning to O-PD. At the same time, change proposed zoning classification of the Oxford property (small tract at NW corner of A-B and Clio Road extension) and the Nearing property (small triangular tract at SW corner of A-B and Clio) to O-PD also.

9. Proposed rezoning of 2 4 1/2 acre parcels owned by Joe Rippe (near St. Francis Church on Wilmington) from B-1 and R-4 to R-1c - zoning change to be comparative to current zoning.

10. Proposed rezoning of small tract of land directly behind Elder-Beerman to R-1d - no change be made to zoning as proposed.

Mr. Compton expressed concern with the steep slopes of lakes in the Leonard E. Stubbs Park. Members of Council will review this situation for further consideration.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor