

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JUNE 10, 1986

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

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers Charles Taylor  
Bernard Samples  
Jeffrey Siler  
J. V. Stone  
Acting City Manager William Lickert  
Municipal Attorney Robert Farquhar  
City Engineer Karl Schab  
City Planner Alan Schwab  
Administrative Assistant Stephen King  
Administrative Intern Michael Haverland

Murray Guttman, Stephen Guttman, Harold Guttman, Louis Guttman, Architect Joe Theil, Engineer Abe Bodenstein and Attorney John Kovermann, were present to review with Council a Concept Plan for the development of the northwest corner of Clyo Road and Alexandersville-Bellbrook Road. Proposed is the construction of a 456 unit condominium project, two and three story brick and wood sided buildings. A main roadway will traverse through the development. The existing tree line along the west property line will be maintained. Recreational facilities will be provided in the development. A lake is anticipated for aesthetic purposes as well as stormwater retention. Each unit will have approximately 950 square feet of living space and the cost will begin at \$55,000.00. Upon question of Mr. Taylor, Mr. Kovermann stated that private streets could be constructed according to City specifications in depth but not in width. Mr. Schwab reviewed their proposal to link this development with Norwich Lane to the west by providing an emergency access. Three major access points will feed the development: two directly from Bigger Road and one from Clyo Road extension. Mr. Theil defined this as a four phase project.

Mr. Schwab reviewed for Council adjustments being made to the Conditional Use Request submitted for Tifton Greens, a condominium project to be located just west and north of Greenbrier Commons. The intersection of Clyo Road and Pinehurst Trail has been straightened to allow proper vehicular stacking. The sidewalk improvements are being reviewed to determine whether an internal sidewalk system would be appropriate.

Harry Tegtmeyer, Applicant and Attorney Roy Boucher were present to review for Council their Appeal filed against a decision rendered by the Planning Commission on April 29, 1986 to deny the erection of a 48 square foot sign on the south wall of the Bike Shop located at 895 South Main Street in the Centerville

Square Shopping Center. 75 feet of signage is permitted for this location, but all must be located on the same side of the building. A 27 square foot sign currently exists on the east elevation thus voiding the opportunity to locate signage on the south elevation. Mr. Boucher pointed out the fact that this corner location needs exposure from the access drive into the Centerville Place Shopping Center plus exposure from State Route 48.

Mr. Robert Looper, Member of the Planning Commission, expressed his dissatisfaction with the amount of Variances being granted to the Sign Ordinance. Mr. Siler, recognizing the limited view from State Route 48, believes this to be a unique situation. Mr. Stone sees this as a logical request.

Mr. William Talbott, Member of the Bikeway Committee and Mr. Schwab reviewed the Bikeway Plan for the City of Centerville. Three segments have been submitted to the Miami Valley Biking Committee for funding, each application in the amount of \$15,000.00. Mr. Talbott requested that Council appropriate \$23,000.00 at this time so that bikeway construction along the Clyo Road extension can be included as part of that construction contract rather than wait until allocation is received in July. He is fairly certain that the Committee should receive funding for at least one of their projects, at which time the \$15,000.00 would be returned to the City. The necessary legislation will be prepared for a work order change for Council's consideration during the June 16, 1986 Council Meeting.

In consideration of the proposed Zoning Ordinance and Zoning Map for the City of Centerville, Mr. Farquhar advised that the Ordinance will be more defendable if reworked in its entirety at one time. Mayor Heintz questioned rezoning a property owners land into a classification not compatible with existing zoning. Mr. Farquhar advised that zoning is not a stagnant issue, changes are possible, conditions change over time and zoning must reflect those changes. Mr. Farquhar identified the proposed Zoning Ordinance as very defendable; the trend in zoning is the use of planned unit development classifications. He clarified the fact that if major changes are made to the Zoning Ordinance by Council that were not specifically discussed by the Planning Commission, then it must be sent to Planning Commission for Public Hearing on those particular issues.

Council discussed several issues contained in the proposed document:

1. The density in multi-family zoning: 6 vs 8 dwelling units per acre as recommended by the Planning Commission.
2. A fee-in-lieu of park land dedication and lot reduction in multi-family development as recommended by the Centerville-Washington Park District.
3. Parking restriction of recreational vehicles.

In consideration of the unsightly condition existing at Centerville Steel, Mr. Compton suggested that an amendment be considered to the Property Maintenance Ordinance to address

properties in the industrial districts to prevent similar problems in the future.

*Marilyn J. McLaughlin*  
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Clerk of Council

Approved:

*Shirley F. Heintz*  
Mayor