

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JUNE 23, 1986

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

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

Council again discussed the enlargement of the Law Library, extending the room to include the office to the east which would constitute an expansion of approximately 10 feet. Council concurred to proceed with this project. Mr. Kenning advised that work will begin in October of this year, the estimated cost is \$5,000.00.

Limitations of coverage under the City's Self Funded Health Insurance was reviewed by Mr. Kenning. This matter will be further discussed during a future Work Session Meeting with the City's Insurance Administrator Thomas Brunswick. Council concurred that Mr. Samples act as an advisor in matters dealing with City Insurance in the future.

Mr. Robert Looper, representing the Centerville Community Band, was present to request financial assistance in the purchase of T shirts for the Band to wear in the Americana Festival and other functions. Council concurred that an amount not to exceed \$300.00 be appropriated to cover this expenditure.

Following an interview of Mr. L. Duncan Creed, Council concurred that he be appointed as a Member of the Board of Architectural Review.


Mr. John Lohbeck, Chairman of the Centerville Property Review Commission, gave an overview of activities of the Commission during the past year. He is satisfied with the operations and success of the Commission and with controls detailed in the Ordinance. Discussion followed relative to the present condition at the Centerville Mill and Centerville Steel; improvements will continue to be pursued by Mr. Kenning.


Mr. William Yeck, representing the Centerville-Washington Park District, was present to review for Council their recommendation relative to the proposed Zoning Ordinance for the

City of Centerville. The Park District recommends that instead of the fixed amount of lot reduction and the fixed amount of lot width reduction, a percentage of lot reduction (16% of the fixed figures that are proposed in the Zoning Ordinance) be used. The same amount of reduction would be used for the lot reduction as well as the lot width reduction. The Park District also proposes that there be an option to developers of providing a fee-in-lieu of dedication itself. This would give the Park District more flexibility because many developers are willing to dedicate park land within their development, however, that proposed land does not necessarily tie into the land the Park District is interested in acquiring. The Park District could purchase land in which they are interested and which would serve the residents of the development. Mr. Yeck pointed out the fact that lot reduction and fee-in-lieu of dedication is not an option for developers in multi-family zoning, he suggested that this also be considered by Council. Mr. Schwab advised that, by recommendation of the Planning Commission, lot reduction and lot width reduction and fee-in-lieu of dedication as recommended by the Park District has been incorporated into the Zoning Ordinance which has been set for Public Hearing before Council. Council concurred with this recommendation.

Discussed at this time was density in multi-family zoning as contained in the proposed Zoning Ordinance for the City of Centerville, 6 vs 8 dwelling units per acre. As recommended by the Planning Commission, density requirements in multi-family zoning in the proposed Ordinance has been modified to 8 units per acre. Following additional discussion and in consideration of the development result which should be achieved in the City of Centerville, Council concurred that density in multi-family zoning bet set at 6 dwelling units per acre.

Council discussed in detail the recommendation of the Planning Commission that a 100 foot buffer strip between residential zones and B-PD, I-PD and O-PD be required; that the Davis property along Loop Road be zoned B-PD rather than B-2 and that language be modified in the Zoning Ordinance that would leave any buffer strip in its natural state. The Planning Commission further recommended that vehicular access be restricted across a buffer strip in B-PD and I-PD from residential zoned districts. These recommendations will be further discussed at a future Work Session Meeting.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor