

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 30, 1986

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

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

Mr. Jim Hoessle, Great Lakes Construction Company, was present to update Council on the progress being made with the construction of I-675 and related highway improvements. Improvements to Alexandersville-Bellbrook Road, weather permitting, should be completed by the end of August; bridge work has been completed, and a small portion of the sound barrier is yet to be constructed. Landscaping will be put in place during the 1986 fall planting season. The Contractor is hopeful that completion of the entire project will take place yet during 1986. Discussion followed relative to the condition of the residential yards along the south side of Alexandersville-Bellbrook Road, east of State Route 48. Mr. Hoessle explained the fact that these yards will not be restored by the Contractor unless they receive such a directive from the State of Ohio, Department of Transportation. It was the consensus of Council that residents affected be notified so that they may contact the State of Ohio and pursue the grading of their property. Mr. Hoessle pointed out that Mr. Don Kolbe, Project Engineer for the State of Ohio is the person residents should contact. This improvement can be made by the Contractor if it is written into the Contract by the State of Ohio.

Mr. Russell LaPier was interviewed for appointment as a Member of the City Beautiful Commission for the City of Centerville. Council concurred that said appointment be made.

Janice Buffett and June Roland, representatives from the Linclay Corporation; Anthony Culotta and Steve Connor, representatives from Firestone, were present to discuss with Council their proposal to locate a Firestone Service Center on an outlot in front of the Cross Pointe Shopping Center on Alexandersville-Bellbrook Road. Mr. Connor identified this as a 10 bay full auto service center, a first class, tight maintenance, clean operation. This Center would generate low traffic volume (national average of 20-25 cars per day). The

hours of operation would be from 6-7:00 A.M. to 6-7:00 P.M. daily with the exception of Saturday and Sunday. On Saturday closing time would be set for 5:00 P.M. and all day Sunday. The bays are proposed for the east and west elevations of the building. The only noise to be generated is that from air guns. City Council encouraged the representatives present to coordinate this proposal with affected residents prior to bringing their proposal formally to the City of Centerville.

Discussion followed relative to the recommendations made by the Planning Commission in reference to the proposed Zoning Ordinance and Zoning Map for the City of Centerville; specifically the recommendation addressing the requirement of a 100 foot buffer strip between residential zones and B-PD, I-PD and O-PD zone classifications, and vehicular access being restricted across such buffer strip. The majority of Council concurred with the recommendation of the Planning Commission. Mr. Schwab pointed out the fact that the Ordinance which has been set for Public Hearing before Council includes all recommendations of the Planning Commission, including 8 units per acre in multi-family zoning; it will be necessary to change this to 6 units per acre after the Public Hearing and before passage, if this remains the concurrence of Council.

Mr. Kenning advised that the Bid date for the State Route 48/Whipp Road improvement project has been scheduled for August 21, 1986.

Mr. Kenning reviewed an opinion of Municipal Attorney Robert Farquhar that maintenance of the walkway leading to park land to be installed in Walnut Hills Estates will be the responsibility of the Centerville-Washington Park District. Mr. Kenning will continue to pursue the construction of this walkway.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Heintz*
Mayor