

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 21, 1986

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building

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

Mr. Kenning reviewed a proposed Resolution in order for the City of Centerville to purchase federal surplus property from the Ohio State Agency. A new Contract is necessary every three years between the City of Centerville; the State of Ohio, Department of Administrative Services; and the United States General Services Administration.

Mr. Kenning reviewed the final Resolution necessary in order to go to bid for the State Route 48, Whipp Road intersection improvement (Phase II). Cost to the City of Centerville is \$41,924.00, however, a portion of this amount will be paid by Montgomery County. The project will not move forward at this time without Montgomery County's financial commitment.

Mr. Schwab reviewed for Council a Site Plan submitted by Herman Gaines for the construction of a storage building for dump trucks on South Suburban Road in the industrial district. The Planning Commission, by unanimous vote, recommended approval of this Site Plan to City Council subject to the following conditions:

1. The plans for a fire hydrant, if required, shall be subject to the approval of the Washington Township Fire Department.

2. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

Mr. Schwab outlined changes which were made by the Planning Commission to the new proposed Zoning Ordinance and Zoning Map for the City of Centerville. He also reviewed others which Council may want to make before passage:

1. Effective date September 16, 1986.

2. Density in R-3 and R-PD to 6 units per acre instead of 8 units per acre.
3. Mr. Taylor pointed out the fact that changes made following Planning Commission's approval do not include dedication of park land or a fee in lieu of dedication of park land may be made to the City of Centerville as well as the Centerville-Washington Park District. The language will be change during the Public Hearing to include this provision.

Mayor Heintz advised that Hills Developers, Inc. has submitted a Conditional Use Request for property located at the northwest corner of State Route 725 and Bigger Road. Attorney John Koverman has asked that this matter be set for Public Hearing before Council on August 18, 1986 even though the request will not be heard by the Planning Commission until their Meeting on July 29, 1986. Council concurred with this Request.


Marilyn J. McLaughlin
Clerk of Council

Approved: 

Mayor