

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 11, 1986

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

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

Discussed were the concerns of Council relative to the Conditional Use Request filed by Hills Developers for property located at the northeast corner of Bigger Road and Alexandersville-Bellbrook Road in the City of Centerville. Mayor Heintz reviewed the recent rezoning of the subject land upon request of St. Elizabeth Corporation for the purpose of constructing an adult retirement center on 33.5 acres of the rezoned land. The request of Hills differs in that they propose to construct a 456 unit residential apartment community at a density nearly 8 units per acre. Mayor Heintz outlined the reasons for other recent rezonings to Entrance Corridor zone classification. Upon request of Mr. Singer, Mr. Schwab will supply Council the current ratio - single-family vs multi-family housing in Centerville.

Mr. Singer presented to Council a letter received from Mr. Thomas Stolz in reply to his suggestion that Mr. Stolz attend a 1987 Council Budget Work Session relative to money needed for improvements to the Leonard E. Stubbs Park. Mr. Singer suggested that perhaps more money should be expanded for this purpose. This matter will be further reviewed by the City Staff to determine a way in which this may be accomplished.

Mr. Farquhar advised that a temporary restraining order has been filed against the installation of the walkway easement to park land in the Walnut Hills Estates II, Section Two subdivision. The hearing on this case has been scheduled for Thursday, August 14, 1986.

Mr. William Yeck, Member of the Centerville-Washington Park District, was present to discuss with Council a proposed Ordinance to establish park land dedication or fees-in-lieu of park land requirements for residential developments. Mr. Schwab reviewed the proposed draft of said Ordinance. Mr. Yeck

suggested that perhaps fees-in-lieu of, collected in the City should be used to purchase park land in the City of Centerville or be contiguous with the City of Centerville. He reviewed park land currently located in the City of Centerville, acquired either by purchase of the Park District or through the lot reduction program. Mr. Singer suggested that perhaps the statement of policy in the proposed Ordinance should include the fact that this is an attempt to preserve the present statistics, ratio of park land to residences, in new residential developments.

Upon review of a Notice from the Ohio Department of Liquor Control of an application for the transfer of a D5 and D6 Permit from Hung Hing Inc, DBA Wing Wah Restaurant to Hu Wah Inc, 101 West Franklin Street, Council indicated no objection to the issuance of said permit.

Mr. King outlined for Council the problem of starlings roosting in certain areas of Centerville during the fall of 1985 and the City's attempt to lead them astray. It was the general consensus that, even though attempts were made, the starlings really left when they wanted, they were not driven away. From information provided in a pamphlet supplied by the National Audubon Society, it has been determined that a health hazard does not exist at the present time. People in Centerville having a problem with starlings roosting, will be encouraged to trim their trees, very dense trees attract these type birds.

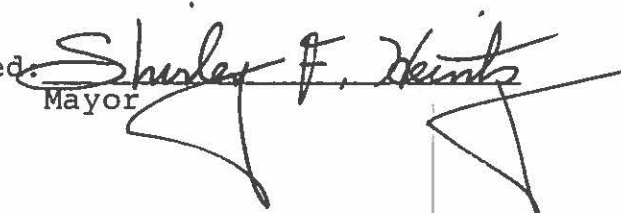
Mayor Heintz reviewed for Council action being taken by Mayors and Managers of Montgomery County relative to a Human Services Levy being anticipated by Montgomery County, combining Combined General Health Services and Mental Health Services.

Mr. Kenning advised that the City of Centerville may be approached to lease cars for City Staff from Steve Tatone Auto Leasing and Sales; these cars would display some type of advertisement. The majority of Council concurred not to participate in this type proposal.



Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor