

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
OCTOBER 6, 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  
J. V. Stone  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King

Mr. Scott Feldmaier, Chairman of the Board of Architectural Review, was present to give City Council his perception of the Board. The Members are very interested in what they are doing, the mix has changed but not negatively. The spirit of the Board is directed toward preservation. Occupancy in the AP District is predominately for retail purposes. Discussion followed relative to signage, banners and the potential erection of free standing poles to accommodate banners at designated locations. Council concurred that poles be erected for the erection of banners at locations determined by the Board of Architectural Review.

Mr. King outlined for Council the ribbon cutting ceremonies planned for the opening of I-675 on Friday, October 17, 1986 at 11:00 A.M., just west of the Wilmington Pike interchange.

Mr. Kenning advised Council that the fence to the rear of Cross Pointe Centre and along I-675 has been put back in place. Council concurred that steps be taken to pursue the elimination of the fence to the rear of Cross Pointe Centre and to the rear of Bob Ross Buick along I-675.

Mr. Kenning advised that background investigation has not been conducted by the Police Department relative to an Application for the transfer of a Liquor Permit for the Dragon Palace, 6090 Far Hills Avenue, in the City of Centerville. Necessary information has not been furnished the Ohio Department of Liquor Control by the Applicant. Council concurred that an extension of time be requested for objection from the Ohio Department of Liquor Control.

Mr. Kenning reported that March 1, 1987, bridge reconstruction will begin on Alexandersville-Bellbrook Road at Mad River Road in Washington Township; completion should take place during the month of October.

Upon request of the Ohio Department of Transportation, Council concurred that the City of Centerville suggest that

protective fencing be installed along the Loop Road overpass, due primarily to the fact that the bridge contains a pedestrian walkway.

Mr. Kenning announced a PTI Marketing Workshop to be conducted on October 29 and October 30, 1986 by the Miami Valley Cable Council at the Bergamo Conference Center. This Workshop is being offered to City Officials and City Staff.

Upon concern of Mr. Singer, Council concurred that steps be taken for an interchange of information when development is proposed to occur at Corporation boundaries between Centerville, Washington Township and Sugarcreek Township.

Mr. Kenning reviewed a proposed Agreement between the City of Centerville and Mrs. Andree Williams for the acquisition of a triangular shaped tract of land containing 0.006 of an acre of land along the east side of South Main Street, in order to provide additional right-of-way on South Main Street just south of Franklin Street. The total cost of the improvement would be approximately \$10,000.00, land acquisition being \$5,000.00 of that amount. Council concurred that the City Manager execute such an Agreement, and that said action be ratified at the next Council Meeting.

Mr. Kenning informed Council that a Revised Plan from Hills Developers, Inc. should be received shortly for Council's consideration; this being relative to the development of the property located at the northwest corner of Alexandersville-Bellbrook Road and Bigger Road.

Mr. Kenning reviewed the approval procedure for temporary garden centers in accordance with the new Zoning Ordinance for the City of Centerville. The Ordinance provides that the sale may be conducted on a premises for a period of time not to exceed three months per evenly divided half of a calendar year, thus permitting 2 three month sales back to back for a total of six months. Discussion followed relative to a reduction in this allotted time. Mr. Singer suggested that sales be permitted no longer than two months and no more often than every six months. Mr. Kenning will prepare a draft for amendment to the Zoning Ordinance for the City of Centerville, for Council's review.


Mr. Singer reviewed a trip made to the City of Blue Ash, Ohio, for City Officials to observe their industrial developments. The City of Blue Ash is pro-active, takes initiative and seeks developments their City wants. Discussion followed relative to contracting with planning consultants for the preparation of a development plan for the I-675 corridor in the City of Centerville. Mr. Kenning will obtain more information relative to this matter.

Mayor Heintz reviewed for Council a request received from the Miami Valley Regional Planning Commission that Centerville

participate in the amount of \$1,000.00 to be used as matching funds for a high hazardous waste grant which has become available. Council concurred that Mayor Heintz write such a letter of intent to the MVRPC on behalf of the City of Centerville.

Mrs. McLaughlin advised that the term of Roger Krass as a Member of the Board of Architectural Review will soon expire. Council concurred that Mr. Krass be reappointed to another term on said Board.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor