

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
OCTOBER 20, 1986

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Caucus Room

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

Mr. Kenning informed Council that Hills Developers, Inc., is redrawing their plans to construct a residential condominium community at the northwest corner of Alexandersville-Bellbrook Road in the City of Centerville.

Mr. Kenning advised that the Planning Commission, by unanimous vote, recommended approval to City Council with minor changes "An Ordinance Which Establishes Parkland Dedication Or Fees-In-Lieu Requirements For New Residential Subdivisions Or Developments."

Mr. Schwab reviewed for Council a Record Plan submitted for Norwich Lane (Street Dedication) being the extension of existing Norwich Lane west of Olde Greenbrier Lane; this Street Dedication was a condition of approval for the Tifton Greens Condominium Development. The Planning Commission, by unanimous vote, recommended approval of this Record Plan subject to the following conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

Mr. Schwab reviewed for Council a Record Plan for Deer Run Road (Street Dedication) being the extension of existing Deer Run Road west of Cloyo Road, this street dedication was a condition of approval for the Deer Run Single Family Condominium Development. The Planning Commission unanimously recommended approval of this Record Plan subject to the following two conditions:

1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.
2. In lieu of completion of the required improvements prior


to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.

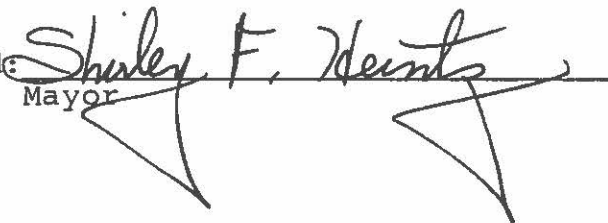
Mr. Kenning reviewed a request submitted by the Kiwanis Club of Centerville for a temporary Christmas tree sale at Bethany Lutheran Village from November 20, 1986 through December 31, 1986. City Staff recommends approval of this request as a minor modification to the Major Use Special Approval granted to the Bethany Village property with the following conditions:

1. Temporary approval shall be granted for only the dates requested.
2. The tree sale shall be conducted in accordance with the plans approved last year by the City Council.
3. This use shall be considered to be a small retail use which compliments the needs of residents within the development which may be permissible within a Senior Citizen Residential Community Major Use Special Approval.

Council concurred with this request and the recommendation of City Staff.

Mr. Siler brought attention to correspondence received from Phillip Gilliam, President of Interphase, Inc., citing a traffic problem on East Franklin Street at Westpark Road. Mr. Kenning advised that this matter has been referred to Mr. King for a report to City Council within 30 days.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor