

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
NOVEMBER 24, 1986

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Council Chambers

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

Mr. Kenning briefly reviewed for Council progress being made with the engineering for the East Whipp Road improvement; the City's commitment to the residents as recommended by the Whipp Road Study Group has been satisfied. The City of Centerville and Washington Township should now indicate their support of this project. Council concurred that said letter of support be sent to the proper authorities.

Mr. Kenning reviewed the City's proposal to relocate East Whipp Road, that portion between Overbrooke Road and Wilmington Pike. Proposed is swinging this roadway to the south to intersect Wilmington Pike at Feedwire Road in Greene County. City Council encouraged early notification to residents who will be affected by this relocation.

Mr. Schwab reviewed for Council Applications for a Variance and a Planning Commission Special Approval, submitted by Thomas Smith, to construct mini-warehouses on approximately 4.3 acres of land located on the northeast corner of Bigger Road and Thomas Paine Parkway. This matter has been brought before Council by Appeal filed by Thomas Paine Homeowner's Association, Inc., and has been set for Public Hearing on December 15, 1986. The Applicant has requested Variances as follows:

1. A minimum front yard building setback of 20 feet instead of the required 50 feet along Bigger Road.
2. A minimum setback of parking or paving of zero feet instead of the required 10 feet along Bigger Road.
3. A maximum front yard fence height of 6 feet instead of the required 4 feet.
4. A front yard fence type of chain link material.
5. A residential single-family dwelling for on-site manager living quarters. A revised plan was submitted to the Planning Commission during their Meeting on November 11, 1986 which includes a ten foot setback, as required, along the north, south, and east property lines; the curb cut along Thomas Paine Parkway

has been widened to thirty-five feet and the front building has been moved back to fifty feet from the right-of-way to accommodate emergency vehicles; and a landscape plan shows a ten foot planting area along the front entrance area with the fence area to begin along the back of the front building line. Mr. Schwab reviewed Planning Commission's approval of the two Applications as follows:

Variance with the following conditions:

1. The front yard fence variance be granted with the conditions that the chain link fence must be brown vinyl coated and that this variance only be applicable to the use of this property for mini-warehouses.

2. The variance to allow a single-family residence be conditioned on the principle use of this property being mini-warehouses and that occupancy of the single-family residence shall be limited to the family of an on-site manager of this premises.

Planning Commission Special Approval with the following conditions:

1. The plans for water lines and fire hydrants shall be submitted to the approval of the Washington Township Fire Department.

2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.


3. Detailed plans for the exterior lighting shall be subject to the approval of the City Planner.

Mr. Siler emphasized the importance of both the applicant and the appellant being present at a Meeting where the exchange of information takes place concerning a matter of this type.

Questions of Council and answers by the Applicant took place only for clarification.

Mr. Kenning briefly reviewed the final report and recommendation issued by the Franchise Extension Committee concerning franchise revisions requested by Continental Cablevision. Mr. Stone explained the process followed in order to develop this final report and recommendation. This matter will eventually require the approval of all Member Cities.

Future developments in the Leonard E. Stubbs Memorial Park were discussed by Council. The City Administration will converse with Mr. Thomas Stolz relative to budgeted funds for the Stubbs Park in the future.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved   
Mayor