

Held March 18, \_\_\_\_\_ 19 85

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, March 18, 1985 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman James Singer and the Pledge of Allegiance to the Flag led by Boy Scout Troop 316. Mayor Heintz presided at this Meeting with the following Members of Council and City Staff present:

Deputy-Mayor Charles Taylor  
Councilmembers James Singer  
Bernard Samples  
Jeffrey Siler  
Brooks Compton  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Assistant City Manager Jon Bormet  
City Planner Alan Schwab  
Service Director Richard Bishop  
City Engineer Karl Schab  
Director of Finance William Bettcher  
Chief of Police William Lickert  
Municipal Attorney Robert Farquhar

Mayor Heintz introduced Members of Boy Scout Troop 316 and thanked them for leading in the Pledge of Allegiance to the Flag.

Mayor Heintz advised that Councilman J. V. Stone would not be present at this Meeting due to scheduled vacation plans. Mr. Siler moved that Mr. Stone be excused from this Meeting. Mr. Taylor seconded the motion. The motion passed by unanimous vote of Council.

The Minutes of the following Meetings had been distributed prior to this Meeting:

Council Meeting - February 18, 1985.  
Council Work Session Meetings - February 18, 1985.  
- February 25, 1985.  
- March 4, 1985.  
- March 11, 1985.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Taylor seconded the motion. The motion passed by unanimous vote; however, Mr. Samples abstained from the Minutes of the March 11 Meeting.

Mrs. McLaughlin announced the receipt of the following correspondence:

1. Letter of Intent to Appeal and an Appeal filed by the Blommel Sign Company against a decision rendered by the City Planning Commission to deny a Variance Application to erect a sign for Huntington Bank, 60 Loop Road, in the City of Centerville. A Public Hearing has been scheduled before City Council for April 15, 1985.

2. Appeal filed by Brian Afanador against a decision rendered by the Board of Architectural Review to deny an Application to erect a sign for Centre Engraving Company, 269 North Main Street in the Architectural Preservation District. This matter has been set for Public Hearing later during this Meeting.

DAYTON LEGAL BLANK CO. 10111

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Mayor Heintz presented to Robert Filipp, a foreign exchange student, a Honorary Citizen Certificate of the City of Centerville.

Mayor Heintz outlined recent activities of the Sister City Committee, the Committee will sponsor a student exchange this year from Bad Zwischenahn, West Germany.

Mayor Heintz advised that during the month of March, 1985, Honorary Citizen Certificates were given to American Field Service Exchange Students currently attending various schools in Montgomery County.

Mayor Heintz reminded residents of Centerville to report potholes and other street problems needing repair to the City.

#### ZONING ORDINANCE AMENDMENT FRIENDSHIP VILLAGE

Mr. Kenning reviewed the Planning Commission Meeting held February 26, 1985. He reviewed the action of the Commission relative to the Rezoning Request submitted by Friendship Village of South Dayton, Inc. to rezone approximately 15 acres of land located along the east side of Marshall Road, approximately 1,000 feet north of the intersection of Marshall Road with Whipp Road, a change from R-1 to E-C zone classification. Mr. Taylor moved that An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 15.000 Acres More Or Less, From Centerville R-1 Classification To Centerville Entrance Corridor Classification, be set for Public Hearing on May 6, 1985. Mr. Siler seconded the motion. The motion passed unanimously.

#### HARTZELL FLOWERS, INC. TEMPORARY GARDEN CENTER

Mr. Schwab reviewed an Application submitted by Hartzell Flowers, Inc. for a temporary garden center proposed to be located at the southwest corner of the main entrance off State Route 48 into the Centerville Place Shopping Center; time period requested is from April 20, 1985 through June 25, 1985. The Planning Commission unanimously recommended approval of this request to City Council subject to the condition that the proper permits be obtained from the City. Mayor Heintz pointed out the fact that no portable sanitary facilities are included on the Plan. Mr. Taylor moved that the temporary garden center Application received from Hartzell Flowers, Inc. be approved as requested and as recommended by the Planning Commission. Mr. Samples seconded the motion. The motion passed by unanimous vote of Council.

#### HIDDEN VALLEY FRUIT FARM TEMPORARY GARDEN CENTER

Mr. Kenning reviewed an Application submitted by Hidden Valley Fruit Farm for a temporary garden center proposed to be located in the parking area in the Centerville Square Shopping Center, south of the building and along Spring Valley Road. The Applicant has revised his original request substituting a 28 foot by 30 foot greenhouse instead of a 15 foot by 15 foot tent. Mr. Schwab located the subject property on a map and outlined Planning Commission's recommendation for approval subject to the condition that the Applicant obtain the proper permits

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from the City. Requested time is from April 15, 1985 through July 1, 1985.

Mr. Bob Ullrich, Applicant, was present to answer any questions of City Council relative to his Application.

Mr. Samples moved that the Application for a temporary garden center for Hidden Valley Fruit Farm be approved as revised and as recommended by the Planning Commission. Mr. Siler seconded the motion. The motion passed by unanimous vote of Council.

ORDINANCE NUMBER 5-85 ZONING ORDINANCE AMENDMENT TEXT-SIGN

Mr. Kenning reviewed the recommendation of the Planning Commission relative to an amendment to the Zoning Ordinance as it pertains to signs in the City of Centerville. Mr. Compton moved that Ordinance Number 5-85, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, Repealing Ordinances Number 28-73, 55-75, 42-77, And All Subsections Under Section 32, Signs, And Repealing Section 26, Penalty; In Order To Provide New Standards For Signs And Penalties For Violations In All Zoned Districts Within The City, be set for Public Hearing on May 20, 1985. Mr. Siler seconded the motion. The motion passed by unanimous vote.

CENTRE ENGRAVING COMPANY

The Public Hearing was held concerning an Appeal filed by Brian Afanador on behalf of Centre Engraving Company against a decision rendered by the Board of Architectural Review to deny the erection of a sign in front of 269 North Main Street in the Architectural Preservation District. Mr. Schwab reviewed this Variance Request to erect a freestanding ground sign, 6 feet from the ground, 17.5 square feet per face for a total square footage of 35, and 4 feet from the right-of-way of State Route 48. The Board of Architectural Review recommended that the sign be reduced to 3 feet by 4 feet for a total of 12 square feet per side. The proposed sign ordinance would permit a sign 15 square feet per side for a combined total of 30 square feet. Mr. Siler recognizing the improvements that have been made to the subject property and considering the fact that this sign would be located on a heavily traveled highway, expressed his satisfaction with the proposal. Mr. Taylor moved that the action taken by the Board of Architectural Review relative to this Variance Application be reversed and the sign be permitted as requested. Mr. Siler seconded the motion. Mr. Compton requested a roll call on the motion. A roll call vote resulted in three ayes in favor of the motion; Mr. Samples, Mr. Compton and Mayor Heintz voted no. The decision of the Board of Architectural Review was sustained.

ORDINANCE NUMBER 4-85 STATE ROUTE 725

The Public Hearing was held concerning Ordinance Number 4-85. Mr. Kenning reviewed this proposed Ordinance to provide for the replacement of the bridge on State Route 725 (Alexandersville-Bellbrook Road) between Loop Road and Clyo Road in the City of Centerville. Mr. Samples sponsored Ordinance Number 4-85, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of the Hereinafter

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Described Improvement And To Request Cooperation By The Director Of Transportation, and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

#### CENTERVILLE MILL SITE PLAN AMENDMENT

Mr. Schwab reviewed a Site Plan Amendment for the Centerville Mill, 7991 Clys Road, to construct a propane storage facility upon the property. This request was recommended for denial by the Planning Commission due to lack of necessary information. Upon request of City Council, additional information has been supplied by the Applicant, Will Wilson. Mr. Schwab reviewed the following Staff recommendations if this Amendment is approved:

1. This approval pertain only to the propane storage facility and six foot chain link fence enclosing said tank including all other requirements as outlined by the Washington Township Fire Dpeartment and the State Fire Official.

2. That all necessary permits be obtained before any installation begins.

Mr. Samples moved that the Site Plan Amendment for the Centerville Mill, labeled "Propane amendment received March 1, 1985" be approved subject to the Staff recommendations as stated earlier during this Meeting. Mr. Compton seconded the motion. The motion passed by unanimous vote of Council.

#### WHIPP ROAD REPORT OF STUDY GROUP

Mayor Heintz advised that the Council has received "A Plan Of Action", a Report from the Whipp Road Study Group, a Committee recently formed to review problems of Whipp Road, improvements necessary in the future and prepare recommendations.

Mr. Dale Flaherty, 6050 Oak Hill Lane, speaking as a Member of the Whipp Road Study Group and an individual Citizen, recommended that Council approve the recommendations listed in the Report. He pointed out however, that he does not represent the views of the Whipp Road Association.

Mr. Compton, speaking as a Member of the Study Group, reviewed the following recommendations:

In October 1986 or three months after I-675 is opened, traffic counts be made on Whipp Road, west of Marshall Road, by the City of Centerville. Based upon these Counts, the group recommended

If counts are below 7,000 per day - spot improvements to curves, Marshall Road intersection, Far Hills Intersection be made.

If counts are between 7,000 and 11,000 - three lane profile.

If counts are over 11,000 - four lane profile, five lane intersections.

Mrs. Virginia Ridinger, 545 East Whipp Road, described the Report as being very fair.

Mr. Compton moved that the recommendations contained in the Report of the Whipp Road Study Group be approved and implementation take place. Mr. Taylor seconded the motion. The motion passed unanimously.

#### RESOLUTION NUMBER 5-85 DUMP TRUCKS

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Mr. Kenning reviewed the following Bids received for the purchase of two 18,500 G.V.W. dump trucks for the City of Centerville:

Thompson Chevrolet, Loveland, Ohio		\$23,324.25 each
	Alternate	+565.00
Lang Chevrolet, Xenia, Ohio	Chasis	\$18,895.00
	Body	5,526.00
	Ken Car	5,234.00
	Radial Tires	353.00
Lindons GMC Inc., Middletown, Ohio		\$23,998.00
McCluskey Chevrolet, Cincinnati, Ohio		\$23,511.00 each
	DA Hoist	142.00

Due to some confusion of Bidders, all Bidders were re-contacted in order to either add to or subtract from their original bid to make a comparison of like vehicles possible. Mr. Kenning compared these Bids, outlining pros and cons and recommended to City Council that the low and best Bid of Lindons GMC, Inc., be accepted. Mr. Siler sponsored Resolution Number 5-85, A Resolution Accepting The Bid Of Lindons GMC, Inc. To Supply Two 18,500 G.V.W. Dump Trucks To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Compton seconded the motion. The motion passed by unanimous vote of Council.

There being no futher business the Meeting was adjourned.

Approved

  
 Mayor

ATTEST:

  
 Clerk of Council