

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 8, 1985

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Charles Taylor
Councilmembers Jeffrey Siler
James Singer
J. V. Stone
Brooks Compton
Bernard Samples
City Manager Darryl Kenning
Assistant City Manager Jon Bormet
City Planner Alan Schwab

Mr. Kenneth St. John, 490 Centennial Court, was present to discuss with Council the collection of the City's Income Tax. Mr. Kenning reviewed the current procedure being followed by the Tax Department. Council concurred that additional information should be furnished the taxpayers in the future.

Mr. Schwab reviewed a request submitted by K-Mart to locate a temporary garden center at the location of their store on South Main Street in the City of Centerville; requested time period starting April 1, 1985 through September 30, 1985. The Planning Commission voted unanimously to recommend approval of this request to City Council as presented.

Mr. Schwab reviewed for Council a request by Throckmorton Brothers, Inc., to operate a temporary garden center at the northwest corner of East Franklin Street and Compark Road for the period of time from April 16, 1985 through June 30, 1985. The vacant building on the site will be utilized for storage and sales. The two curb cuts closest to the intersection will be closed. This request received the unanimous vote of the Planning Commission for recommendation to City Council.

Mr. Schwab reviewed a request submitted by the Kroger Company for a temporary garden center to be located in the parking area in front of their store on South Main Street in the Centerville Place Shopping Center. The area to be used will cover approximately ten parking spaces. The time period requested would extend from April 1 through July 31, 1985. The Planning Commission voted unanimously to recommend approval of this request to City Council as submitted.

Mr. Schwab reviewed for Council a request submitted by Cross Pointe Shopping Center for an alteration in the landscaping in the front of the Center along State Route 725 (Alexandersville-Bellbrook Road). The request consists of moving the landscaping closer to the roadway. Council concurred with this minor change in the landscaping plan.

Mr. Sherwin Troy introduced Mr. Walter Bromley, Mr. Joe Theil and Mr. Jeff Fearn, representing Oxford Development Enterprises, Inc., who propose to develop the 67 acres of land along the north side of Alexandersville-Bellbrook Road situated between the extension of Clyo Road and the railroad right-of-way. They propose to develop this property in three phases: 1) luxury one and two bedroom rental multi-family housing, 2 and 3 story structures, 358 units at a density of 8 units per acre; 2) 90 condominium units at a density of 6 units per acre, and; 3) office complex. In order to achieve this, a rezoning would be necessary to Entrance Corridor zone classification. As many natural amenities as possible would be utilized in the overall project. Mr. Troy showed slides of projects constructed and managed by Oxford in other areas of the United States. The project proposed would be very similar to Hunters Chase in Miamisburg, Ohio. Their intention is to construct and least the entire apartment complex within the first year after approval would be received from the City of Centerville. Oxford Development is seeking Council's concurrence with an overall plan for the 67 acres, however, they would seek immediate approval of just phase 1, if rezoning was granted. Mayor Heintz advised that further consideration of this proposal would be necessary by City Council. Discussion followed relative to access into and out of the property onto Alexandersville-Bellbrook Road and Clyo Road, density requested and the change of zoning of this property from I-1 to Entrance Corridor zone classification. Council concurred that this matter be further discussed during the Work Session scheduled for April 29, 1985.

Mr. Thomas McDougall, representing the Greenbrier Commons Condominium Association, was present to discuss with City Council their proposal to convert the existing sales office into a residential unit and to construct a new garage for this unit. Mr. Schwab advised that the ultimate use of this unit is unclear on the previous approved Site Plan. Council concurred that this minor change be made as requested.

Mr. Schwab reviewed for Council a Variance Application submitted to the Planning Commission by Blommel Sign Company to erect a sign 18 feet high, 96 square feet total sign area for Huntington Bank located at 60 Loop Road in the City of Centerville. In accordance with the Zoning Ordinance, a sign 50 square feet total sign area, 16 feet high would be permitted. Mr. Schwab pointed out the fact that when the original Site Plan for this project was approved, Council expressed concern with the sign shown on the Site Plan, being 16 feet high and a single face of approximately 50 square feet. Huntington Bank then submitted a revised sign proposal to Council lower in height with a sign area of approximately 24 square feet per side for a total of approximately 50 square feet total sign area. During their Meeting on February 26, 1985, the Planning Commission by unanimous vote, formally denied this Variance Request, and informally sent the Request to Council for renegotiation considering the fact that restrictions were originally placed upon the applicant by Council; thus the reason for this Appeal. Discussion followed relative to the size of signs for businesses in the surrounding area and visibility from State Route 48. Mr. Schwab advised that according to the proposed Sign Ordinance, a sign 16 feet in height located 25 feet from right-of-way with a total sign area of 64 square feet (double faced) would be permitted on the subject property. Scott

Smith (Blommel Sign Company) and Marilyn Whitehair (Huntington Bank) pointed out the fact that this is the only sign being requested, they do not desire to erect the wall mounted sign which would be permitted in accordance with the Zoning Ordinance. Following further discussion, the Applicant agreed to reduce the size of the sign to 36 square feet per side. The Applicant further indicated no problem with reducing the height to 16 feet if that was the desire of Council.

Mr. Kenning reviewed a Notice from the Ohio Department of Liquor Control of an Application for the transfer of a D2, D2X, D3 and D3A Permit from Red Coach Inn, Inc., DBA Red Coach Lounge, 29 East Franklin Street to Starboard Side Enterprises, Inc., DBA Arjays, same address.

Mrs. Janet Thobaben and Mrs. Martha Boice, representing the Centerville Historical Society, were present to discuss with Council their proposal for additional financial assistance from the City of Centerville:

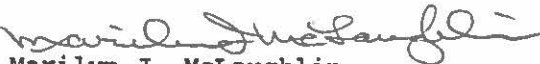
Publish "From Blacksmith to General"	\$600.00
Reprint "A Sense of Place"	200.00
Preserve files and records	250.00

for a total of \$1050.00. Council concurred with this expenditure.

Mr. Kenning announced the term expiration of Stanley Swartz as Chairman of the Board of Architectural Review. Council concurred that Mr. Swartz be appointed as Chairman for the remainder of his term on the Board of Architectural Review.

Mr. Bormet gave an update on the enforcement and Community acceptance of the Maintenance Ordinance for the City of Centerville. Initial contacts by the Code Enforcement Officer have been effective.

Mayor Heintz advised that she has been informed that Elected Officials are not eligible to serve on the Board for the RTA. She asked for recommendations to be presented to the Mayors and Managers Association for nomination.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor