

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
APRIL 29, 1985

TIME: 6:00 P.M.  
PLACE: Centerville Municipal Buiding, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Charles Taylor  
Councilmembers J. V. Stone  
Brooks Compton  
Bernard Samples  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Assistant City Manager Jon Bormet  
City Planner Alan Schwab  
Chief of Police William Lickert

Mr. Kenning reviewed a proposed amendment to the Centerville Zoning Ordinance which would provide for Site Plan approval in the I-1, O-S and R-0-1 zone districts. This procedure would coincide with that presently followed in the Business Districts. Council concurred that this legislation be forwarded to the Planning Commission for consideration.

Land use and zoning re-classifications were discussed along Clyo Road, particularly that portion west of Clyo Road between the Centerville Mill and Alexandersville-Bellbrook Road belonging to Mr. Willard Nearing. Perhaps the zoning of this property should be re-classified as single family residential. Mr. Stone will solicit Mr. Nearing's reaction to this proposal and report his findings to Council for further consideration.

The proposal submitted by Oxford Development Enterprises, Inc. was again discussed by Council. Proposed is a rezoning of the property located along the north side of Alexandersville-Bellbrook Road between the railroad right-of-way and Clyo Road extension. Discussion followed relative to the proposed density of 8 units per acre in phase 1, the multi-family residential proposal, and the best use of this land - multi-family vs industrial. Mr. Singer questioned the concurrence of this proposal with the Policy Plan adopted by City Council several months previous. The general agreement of City Council was in favor of the Plan as proposed but would encourage lowering the density.

Mayor Heintz and City Manager Darryl Kenning left the Meeting at this time due to a potential condlict of interest with the next agenda item.

Mr. Schwab reviewed for Council a revised Plan submitted by Friendship Village reducing the building to two story and adding landscaping around the perimeter of the property. The footprint of the building remains the same, but with the exclusion of the third story, the units have been reduced to 130 plus 60 units in the health care center. The architecture of the building remains the same. Mr. Stone

expressed concern on behalf of adjoining residents, he questions whether this large structure should be placed in an established residential neighborhood. Mr. Taylor offered his concern with proposed density, he believes this facility could be constructed at a more appropriate location in Centerville. Mr. Samples supported the need for this type facility in our Community.


Mayor Heintz and Mr. Kenning returned to the Meeting at this time.

Chief Lickert reviewed for Council his recommendation to purchase Volvos for use in the Police Department. Discussion followed relative to the purchase of American cars vs non-American cars. The majority of Council concurred to advertise for bids for the purchase of two Volvos to be used as Police Cruisers instead of the projected 3 American cars.

Mr. Dale Laczko and Mr. James Hoessle, Great Lakes Construction, was present to give an update on the construction of I-675 and diverted roadways throughout Centerville. 15% of the job is complete with a time lapse of 25%; however, they intend to make up this time loss, weather permitting.

Mr. Kenning and Chief Lickert reviewed statistical data in reference to the Centerville Police Department 1974 - 1984. The various types of complaints were reviewed by Council.

Mr. Kenning reviewed a memo prepared by Chief Lickert detailing the impact projected by the construction of Cross Point Center and I-675 upon the Centerville Police Department. He emphasized the need for additional police personnel over the next three years. He proposes the addition of 3 officers in 1985, 1 in 1986 and 1 in 1987. Discussion followed relative to the replacement of 1 detective currently employed by the City of Centerville but on extended sick leave. Mr. Kenning will pursue methods by which this replacement may be made possible. Council concurred that additional review of the need for personnel is necessary. The Council Safety Committee will review this memo and submit their findings for review by City Council during a future Council Work Session Meeting.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: \_\_\_\_\_  
Mayor