

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 12, 1985

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

PRESENT: Mayor Shirley Heintz
Councilmembers Brooks Compton
Jeffrey Siler
J. V. Stone
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Jon Bormet
Municipal Attorney Robert Farquhar
City Planner Alan Schwab
City Planning Commission Member Robert Looper

Mr. Karl Zengel, Zengel Construction Company, was present at this Meeting to make known to City Council their intent to, in the next several years, request a rezoning of the remaining 32 acres of undeveloped land in Pleasang Hill Plat in order to construct multi-family units. Action has not taken place prior to this time due to the lack of sewer facilities. They would propose to construct approximately 100 units on 27 acres with the remaining 5 acres being single family development, being that portion abutting the present homes in the Pleasant Hill Subdivision. Mr. Zengel asked Councilmembers to keep this intent in mind as they deliberate on the Rezoning Request submitted by Oxford Development Enterprises, Inc.

Mr. Tom Poulton, representing Boy Scout Troop 516, was present to review their request to conduct a Garage-Sale-In-A-Tent from August 22 to August 24, 1985 in front of the Centerville Place Shopping Center. The tent will remain in position for six days. All unsold items and debris will be removed from the site upon conclusion of the Sale. The Planning Commission recommended approval of this request subject to all necessary permits being obtained.

Mr. Kenning reviewed recent revisions to An Ordinance Amending Chapter 529 Of The Centerville Municipal Code Relating To Liquor Control (Keg Ordinance). Language has been clarified and a sunset clause has been incorporated to provide a test period of three years. Mr. Farquhar identified this Ordinance as a tool for parents and the police department to use to put a damper on unruly parties. Mr. Tom Poulton, representing the Positive Action Committee, concurred with the Ordinance as presently written.

Mr. Bormet reviewed his Inter-office Correspondence dated July 29, 1985 relative to the improvement of Alexandersville-Bellbrook Road between Loop Road and Bigger Road. It appears that the bridge improvement will not take place until the year

1989. Mr. Siler suggested that the improvement of Alexandersville-BellBrook Road be discussed again upon the completion of the Bigger Road improvement, Clyo Road extension and the construction of I-675. Council concurred that an Application for said improvement be filed with the State of Ohio and the City continue to pursue this improvement with the State of Ohio, Department of Transportation.

Mr. Kenning reviewed the following three Bids received for the reconstruction of East Ridgeway Road:

Butler Asphalt	\$27,677.95
TdM Construction Company	27,997.00
Sycamore Builders	30,358.25

Council concurred with Mr. Kenning's recommendation to accept the Bid submitted by Butler Asphalt in the amount Bid.

Mr. Kenning reviewed for Council progress being made in the land swap between the City of Centerville and Centerville Builders Supply Company. The land involved in the swap is City owned property adjacent to the property owned by Mr. Robert Dice (Centerville Builders Supply) and the railroad right-of-way. This swap will provide the City of Centerville access to Clyo Road from the South Suburban Annex property. Also included in the swap is a corner at South Suburban Road and Centerville Station Road, this will provide an improvement for vehicles turning the corner. Council concurred with this proposal.

Mr. Kenning reviewed a revised Preliminary engineering drawing for the Clyo Road extension, major change being the addition of curb cuts. The Plan includes cross-overs which perhaps will be necessary as the adjacent properties develop. Council concurred with these suggested changes.

Mr. Kenning reviewed the proposed drivers' testing station at the rear of the present Municipal Building. Mayor Heintz will pursue the location of a full time Deputy Registrar at this location with Mr. Joe Shump.

Mr. Schwab located on slides, proposed accesses to the Sugar Valley Park from the Walnut Hills Subdivision. He identified the location of the access finally approved by the Centerville-Washington Park District and included on the Record Plan approved by City Council. Mr. Robert Rhoads, Contractor, Mr. Robert Scott, resident and other adjacent residents to the proposed access, expressed their concern with the walkway being so near their homes being constructed. They view this as an invasion on one's privacy and believes that it will degrade the value of their property. Mr. Scott proposed that if it is determined the walkway must stay in proposed location that it be installed in a more aesthetic pleasing manner. Mr. Robert Feldman, Park Superintendent, stressed the need for this walkway to be installed in the location as proposed and approved. Mr. Farquhar pointed out the fact that a change in the location of this access is a matter that must be agreed to between all parties involved,

this is not a consideration of City Council at this time. This is a condition of the Plat and can only be changed upon agreement of all parties in the Subdivision. If this agreement is reached, then additional action is necessary by City Council to change the Record Plan. The Park District was encouraged to meet with residents in the Walnut Hills Subdivision to arrive at a mutual decision.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor