

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 26, 1985

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

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

Council interviewed City Beautiful Commission Applicant Timothy Shroyer, and Sister City Committee Applicant Marion Massaro. Council concurred with the following appointments:
Timothy Shroyer - City Beautiful Commission
Marion Massaro and Shirley Oglesbee - Sister City Committee
Sally Beals - Board of Architectural Review
These appointments will become agenda items for the Council Meeting scheduled for September 16, 1985.

Sue Fallen, Chevy Chase Apartments Manager and Dan Jackson, Koogler Suburban Sales Representative, were present to explain to Council their proposal to relocate and improve the trash dumpsters and screening around dumpsters in the Chevy Chase Apartment complex. The new locations will be more convenient to occupants and to the refuse hauler and will be screened by three sided enclosures. City Council concurred that this is a very minor Site Plan Amendment and can be achieved by obtaining City Staff approval.

Mr. Schwab reviewed for Council a proposal by Bethany Lutheran Services to rezone an area of their land along the west side of North Main Street to Entrance Corridor classification. This rezoning is being initiated by the desire of the Kiwanis Club to locate their christmas tree sales lot in the area in question. Mr. Jim Reppert, representing the Kiwanis Club, reviewed their intent to sell christmas trees at the south west corner of the main entrance into Bethany Lutheran Village from November 20, 1985 to December 31, 1985. Mr. Reppert was encouraged to proceed as rapidly as possible with a Conditional Use Request for this purpose. Council concurred to move these two proposals through the channels as quickly as possible.

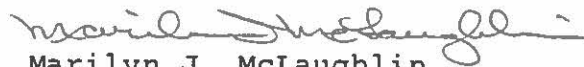
Fire Chief Randall Staley was present to outline activities of the Washington Township Fire Department. He emphasized the excellent cooperation which exists between the City Staff and the

Staff of the Fire Department.

An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, As Amended By Ordinance Number 79-73, Clarifying The Requirement For Development Plan Review By The Planning Commission And Approval By City Council Prior To The Issuance Of Zoning Certificates In The O-S, R-O-I, And I-1 Zoning Districts, was discussed by Council. Discussion revealed a need for restrictions relating to industry, until the work of the Zoning Task Force is complete, this Ordinance merely provides requirements in the O-S, R-O-I and I-1 districts as presently exist in business districts. Detailed specifications such as side yard, rear yard and set back requirements have been specified in Sections 15 and 17 of the Zoning Ordinance. Mr. Schwab suggested that minor adjustments could be handled by City Staff through Council Policy.

Mr. Kenning reviewed a proposed Business Expansion Incentive Program in the City of Centerville. This Program as designed would impact only City revenues and would benefit all businesses in the City of Centerville. Mr. Taylor pointed out the fact that only corporate income tax would be affected, not employee income tax. This would be of benefit to growing businesses in Centerville. Council concurred that input is needed from businesses in the City, this matter will be further discussed during a Council Work Session Meeting in late September of this year.

Mr. Kenning reviewed for Council an Amended Agreement for Participation in a Regional Council of Governments. This Amendment contains no substance change from a City's point of view. He sees this merely as a clean-up procedure. Council concurred with the Amended Agreement.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor