

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 9, 1985

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

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

Mr. Kenning reviewed a proposed Agreement between area Cities to provide for a local Board of Appeals so that when a variance question arises to the Basic Building Code, builders, architects and homeowners are not required to go to Columbus. The Agreement as written, commits the City of Centerville to using the Dayton Board of Appeals. The majority of Council concurred that the necessary legislation be prepared to authorize said Agreement.

Mr. Kenning reviewed legislation which provides restrictions and controls on the use of hot air balloons and ultra-lights. Mr. Singer suggested that correspondence recently received from Mr. Richard Pavlak in reference to this matter, be forwarded to the Fire Department for reply; this response then be directed to Mr. Pavlak.

Mr. Kenning advised that the City of Centerville will receive in excess of \$170,000.00 Inheritance Tax during 1985.

Mr. Kenning announced the availability of City Flags from the City of Centerville at a cost of \$20.00 per flag.

Discussion followed relative to the Rezoning Request and Conditional Use Application submitted by Oxford Development Enterprises, Inc., to develop property north of Alexandersville-Bellbrook Road and west of the Clyo Road extension into a 358 unit adult apartment complex. Mr. Schwab reviewed the unanimous vote of the Planning Commission to recommend approval of these requests to City Council with Conditions. During previous discussion of the Conditional Use by Council, it was concurred that right-of-way for a public street be dedicated to the south edge of the development. Mr. Schwab suggested that this right-of-way be improved along with dedication. The potential unwanted use of this type of stub

street, if improved, was outlined.

Following the Council Meeting, this Work Session reconvened with Deputy-Mayor Charles Taylor presiding. Mayor Heintz was excused from this agenda item due to a potential conflict of interest.

Mr. Schwab reviewed for Council a Site Plan to construct a Rocky Rococo Pan Style Pizza Restaurant in an outlot at the Cross Pointe Center, 193 East Alexandersville-Bellbrook Road. The Plan considered and recommended by the Planning Commission for approval has been revised to include conditions established by the Planning Commission in their motion for approval. Mr. Schwab reviewed these conditions:

1. The four northernmost parking spaces along the entrance drive (two on each side) shall be eliminated and replaced with planting islands.
2. A ten foot wide landscape island shall be installed along the access drive and located behind the raised curb.
3. An additional sixteen parking spaces shall be added to the eastern portion of the site and shall be angle parking.
4. A raised curb shall be installed around the perimeter of the parking area.
5. The parking areas located on the eastern, western and southern portions of the site shall have a minimum width of forty-three feet measured from the back of the curb to the edge of the sidewalk around the building. This requirement includes a thrity-one foot parking and maneuvering area and a twelve foot drive-thru lane.
6. The dumpster shall be screened including gates.
7. Elevations of the menu board shall be submitted.
8. Fire hydrants be approved by the Washington Township Fire Department.
9. A fifteen foot radius minimum on turns approaching and leaving the menu board.

Mr. Stone expressed concern with what appeared to be less than adequate space for backing out of parking spaces along the west side of the building. Mr. Jeffrey Tulloch, Vice President, Linclay Corporation, reviewed a revised plan changing the angle and reducing parking to 41, thus eliminating parking along the east side of the building and increasing landscaping on the site.

Mr. Schwab reviewed proposed signage: one free-standing sign in front of the building, logo on south side of building, 55 square foot sign plus logo on west side and 45 square feet plus logo on east side of building. Signage as permitted by the Zoning Ordinance would be one free-standing sign plus signage and logo on one side of the building. Representatives from Rocky Rococo's agreed to signage and logo on west side of building with free-standing sign in front.

Mr. Compton and Mr. Samples expressed concern with this development creating a new concept for the shopping center and changing the character of the residential area to the south of the area in question. The developer was directed to provide the City of Centerville with a complete final detailed Site Plan for

the subject property prior to the Public Hearing scheduled for
September 16, 1985.

Marilyn J. McLaughlin
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Clerk of Council

Approved: _____
Mayor