

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
DECEMBER 2, 1985

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Council Chambers

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

Mrs. McLaughlin read correspondence received from Ron R. Kronenberger Realty, Inc., withdrawing their Application for the construction of a shopping center at 166 North Main Street in the Architectural Preservation District. The letter has been reviewed by Municipal Attorney Robert Farquhar and found to be in order.

Mayor Heintz and Deputy-Mayor Taylor left the Meeting at this time due to a potential conflict of interest with the next agenda item. Councilman Jeffrey Siler presided at this time.

Mr. Schwab reviewed for Council a Conditional Use Application submitted by Linclay Corporation for the construction of a Firestone Service Station and a Burger King Restaurant on an out-lot in front of the Cross Pointe Shopping Center along the north side of Alexandersville-Bellbrook Road, east of State Route 48. Proposed is the construction of a mounded area and berming to minimize headlight glare and noise from the proposed Firestone Service Station and the fast food establishment, upon the residences to the south. The Planning Commission, by a 4-0 vote recommended denial of this Application during their Meeting held October 29, 1985.

Mr. Jeffrey Tulloch, Vice President of Linclay Corporation, reviewed a Meeting held with the Washington Park residents following the withdrawal of a previous Application for the same property by Rocky Rococo Pizza Shop. This proposed Plan has been designed to be architecturally compatible with the residences to the south. A letter directed to the Centerville Planning Commission on October 29, 1985 by Concerned Citizens was reviewed by Mr. Tulloch, point by point.

Mr. George Monington, 185 Cushwa Drive, expressed objection to a Firestone Service Station and a fast food establishment with late evening hours on this out-lot as compared with the original concept for a banking facility.

Mr. Adrian Rose, 104 Cushwa Drive, expressed residents' concern with the potential increase of traffic due to the

proposed establishments. Much discussion revealed the fact that a better use of this out-lot would be, perhaps, that of the original concept: one building, limited hours and a higher buffer zone along Alexandersville-Bellbrook Road.

Mayor Heintz and Deputy-Mayor Taylor returned to the Meeting at this time.


Following consideration of a Notice from the Ohio Department of Liquor Control of an Application for a new D5 Permit submitted by Hung Hing Inc., DBA Wing Wah Restaurant, 101 West Franklin Street, no objection was indicated by City Council. A D5 Permit provides for the sale of spirituous liquor for on premises consumption only, beer and wine for on premises, or off premises in original sealed containers, until 2:30 A.M.

Also considered by Council was a Notice from the Ohio Department of Liquor Control of an Application for a new D2X Permit submitted by Dennys Inc, DBA Dennys Restaurant #1082, 6270 Far Hills Avenue, for the sale of beer only for on premises consumption or in sealed containers for carry out. Council indicated no objection to the issuance of this Permit.

Mr. Schwab reviewed for Council a proposed Ordinance to regulate the materials, pattern, texture, features and cleaning of exterior siding materials for any principal or accessory building located in the Architectural Preservation District. This Ordinance has been reviewed and recommended to Council by the Board of Architectural Review. Council concurred that said Ordinance be directed to the Planning Commission for their recommendation.

Mr. Kenning reviewed proposed Waste Collection Fees for 1986. Council concurred that the residential fee be changed to \$7.80 per household per month, commercial to \$4.00 per yard per pick-up and special pick-ups to \$10.00.

Mayor Heintz explained for Council a request for a temporary Site Plan Amendment in order to locate a Book Caboose in the Cross Pointe Shopping Center from December 9 through December 14, 1985. In consideration of similar requests in the past, Council concurred that the Applicant be required to follow the general procedure; the City Staff will suggest that this Application be taken before the Planning Commission on December 10 and to Council on December 16, 1985, this would cause just a one week delay in the operation.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor