

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
FEBRUARY 13, 1984

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

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

Mr. Stone announced his appointment as Chairman of the Board for the Americana Festival, Inc. He suggested that the Asahel Wright House be used as the Headquarters. Council concurred with Mr. Stone's suggestion; this will be made available free of charge, furnishings will be supplied by Americana Festival.

Upon Council's concurrence, the Council Work Session previously scheduled for Monday, February 27, 1984 has been cancelled.

Mr. Kenning reviewed the following proposed changes to the Council Rules:
ARTICLE II. B A regular meeting of the City Council will normally be held on the third Monday of each month.

ARTICLE VII. D The presiding officer may, from time to time, create special committees for limited purposes.

ARTICLE VII. G Subject to budgetary limitations, any travel and related expenses on City business by the Mayor and Council members, involving expenses over \$300 not contemplated in the annual budget, shall be approved in advance, by the Finance Committee of the City Council.
Council concurred with these changes.

Mr. Kenning advised that Municipal Attorney Robert Farquhar has reviewed the Code of Ethics for Public Officials of the City of Centerville, and found no reason for the inclusion of "the nature and extent of private interest" in Section 121.01 (b) Disclosure of Other Interest in Public Matters. Council concurred that said phrase be eliminated.

The majority of Council concurred that no new appointments will be made to the Community Fiscal Analysis Committee. Certificates of Appreciation will be prepared for all retiring Members.

Mr. Tom Stolz presented to Council an outline of improvements made at the Leonard E. Stubbs Memorial Park and detailed improvements which he hopes to accomplish in the future. His main project for 1984 is the development of a running and hiking trail with many bridges. He asked City Council to set priorities and establish a time schedule for completion of Stubbs Park into a Civic Center for the Centerville Community.

Mr. Schwab reviewed for Council a Site Plan submitted for Eilers TV and Appliance Center to be located at 179 North Main Street in Hartford Square. This building is proposed for the southeast corner of said tract of land. The Board of Architectural Review recommended approval of this Application to City Council with the following modifications:

1. Exhibit A will be sheets 1 and 2 with 120 foot by 120 foot area indicated on the drawing.
2. The building shall be setback no closer to the public right-of-way than 34 feet.
3. The building and roof materials and color shall be submitted to staff for approval and shall match those on the Hartford House Apartments.
4. The building dimensions and roof slope to be submitted for staff approval.
5. The light fixtures shall be identified and approved by staff.
6. The mechanical equipment to be screened and approved by staff.
7. The window identification shall be approved by staff.
8. Landscaping and ground cover around the building foundation shall be submitted to staff for approval.
9. Dumpster shall be screened by a wood fence with gates.
10. There shall be no freestanding signage permitted.
11. Color, materials, and dimensions of the proposed wall sign shall be submitted to staff for approval.
12. Lighting for the sign shall be ground mounted.
13. The maximum sign dimensions to be one (1) foot high by 24 feet long with maximum 10 inch letters.

Mr. Schwab also reviewed the recommendation of the Planning Commission concerning this Site Plan, that it be approved subject to the following:

1. The driveway west of the proposed building shall be a minimum of 30 feet in width.
2. The proposed building shall be a maximum of 40 feet in width.
3. A 5 foot wide concrete walk shall be located between the building and adjacent parking lot.
4. Raised concrete curbing shall be required along the entrance driveway and the southernmost channelizing island; the north channelizing island shall be painted.
5. The loading ramp driveway and dock shall be a minimum of 13 feet wide.
6. Bumper blocks shall be required for the 7 parking spaces adjacent to the proposed building.
7. A stormwater drainage plan shall be submitted and approved by the City Engineer.
8. A fire hydrant will be required if so deemed by the Washington Township Fire Department.

Discussion followed relative to the set back of building, set back being 25 feet instead of the 34 foot set back of the adjacent building. Various changes to the Site Plan were discussed by Council which would provide adequate space to maintain a continuance set back of 34 feet. The majority of Council concurred that the parking area to the west be redesigned in order that the subject building and any future development be set back 34 feet. The Applicant will be requested to resubmit for Council's review a Site Plan making necessary parking area changes to facilitate the building having a 34 foot set back.

Mr. Stone left the Meeting at this time due to a potential conflict of interest in the next agenda item.

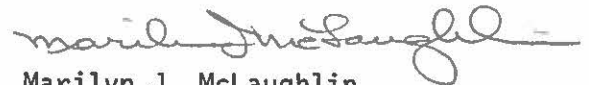
Mr. Schwab reviewed a Site Plan proposing the development of an 80 unit multi-family condominium project to be located south and west of the corner of Alexandersville-Bellbrook Road and Clyo Road. He reviewed the Planning Commission's unanimous recommendation for approval of this Site Plan for Whispering Oaks to City Council with the following conditions:

1. The street name be changed to a name acceptable to City Staff and the Street be identified with a standard City street sign.
2. Sixty (60) feet of right-of-way from centerline along Alexandersville-Bellbrook Road be dedicated to the City by the developer.
3. The access along Alexandersville-Bellbrook Road is to be restricted to a right-in, right-out movement only with the design of a barrier to be determined by Staff.
4. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection, approved by the City Engineer shall be submitted.
5. The Washington Township Fire Department must approve the fire hydrant layout.
6. The sharp curves in Whispering Woods Lane must be reduced in a manner acceptable to the City Planner.
7. "No Parking - Fire Lane" signs must be installed along the entire length of Whispering Oaks Lane.

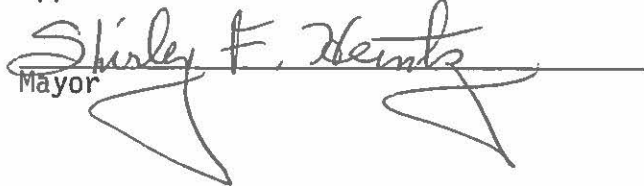
Discussion followed relative to the street through the development being used as a cut through for motorists. Mr. Greg Taylor, representing the developer, explained the fact that the street has been designed with curves and off street parking to discourage cut through.

Mr. Siler left the Meeting at this time, Mr. Stone returned.

Mr. Kenning reviewed engineering and inspection services performed for the the City of Centerville. In consideration of inspections necessary in the City, personnel necessary in order to provide these services and costs, Mr. Kenning recommended that the City hire a building inspector, one who is cross-trained as an electrical inspector. The majority of Council concurred with Mr. Kenning's recommendation.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor