

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
MARCH 12, 1984

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

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

The following applicants were interviewed for appointments to the Sister City Committee and the City Beautiful Commission:

Sister City Committee - Karlene Sowder

City Beautiful Commission - Angie Krubl, Carol Kramer, Karen Sherwood.

Council concurred that said appointments be made. Angie Krubl was also interviewed for the Board of Architectural Review, this application will be considered along with other applications for said Board at a future date.

Mr. Schwab reviewed a Record Plan submitted for Walnut Hills Estates II, Section Two, property being the extension of existing Rhine Way in the Walnut Hills Subdivision. This is the last Section to be developed in accordance with a previously approved Conditional Use and Preliminary Plan including a total of 29 lots in the overall development. The Record Plan as submitted differs from the Preliminary Plan in that lot number 29 has been divided into two lots. In view of the fact that the Conditional Use was granted for 29 lots and the Preliminary Plan included 29 lots, the Planning Commission recommended approval of this Record Plan to City Council with the following conditions:

1. Lot 30 be eliminated by combining it with Lot 29.
2. A 10 foot wide public access walkway easement must be dedicated between lots 18 and 19. A 2 foot wide concrete walkway must be constructed by the developer in this easement. This public access easement must be labeled on the Record Plan drawing and described in the plat dedication.
3. The City will permit the developer to record a deed acquiring the entire 7.351 acre tract with the condition that the developer must immediately thereafter record this Record Plan with Montgomery County.
4. The protective covenants be changed as noted on the attached copy of the covenants.
5. The easement between lots 18 and 19 on the Record Plan be changed to match the easement shown on the Construction Drawings attached to this Record Plan.
6. The street name Sycamore View be changed to Sycamore View Court.
7. In lieu of completion of the public improvement prior to recording of the plat, the applicant must enter into a Subdivider's Agreement with the City and post a Performance Bond in a dollar amount approved by the City Engineer.

Mr. Richard Pavlak, developer of the property, agreed with all conditions of the Planning Commission but indicated that he will submit a Conditional Use to divide lot 29 into two lots. The majority of Council indicated no objection to the 30th lot on a future application.

Mr. Anthony Staub was present to discuss with City Council the development of 127 and 133 North Main Street into a Miniature Golf Course. Council expressed various concerns with this proposal: traffic (egress and ingress), pedestrian traffic, lighting, aesthetics, and its effect upon the adjacent residential neighborhood. Council encouraged Mr. Staub to find a more suitable use for the properties in question.

Mr. Schwab reviewed a request by the K-Mart Corporation for a temporary garden center to be located at the existing store at the northeast corner of State Route 48 and Spring Valley Road. The time requested would extend from April 1 to July 15, 1984. The proposal is to display plants in the same manner as in 1983. Mr. William Baney, representing K-Mart, was present to answer any questions of City Council. The Planning Commission, by unanimous vote, recommended approval of this request to City Council.

Mr. Schwab reviewed for Council a request submitted by Hartzell Flowers for a temporary garden center to be located in the Centerville Place Shopping Center, in the gravel area immediately south of the main access roadway into the Center. The Planning Commission recommended approval of this request to City Council with the following conditions:

1. The proper permits be obtained from the Building Inspection Department and Fire Department.
2. The flower beds as shown on the proposed layout maintain a 10 foot setback from the main entrance driveway.

Mr. Tom Hartzell reviewed the construction of the greenhouse and defined its use to protect plants from frost and provide a shelter for customers. The tent will house the cashier and hardgood materials. Mr. Hartzell emphasized the fact that this a local business selling locally grown plants.

Mr. Schwab reviewed a Conditional Use Application submitted by Hsien-Ming Meng, M.D. to convert the residence at 2240 East Alexandersville-Bellbrook Road, into a private club. The zoning of the property is Washington Township R-4. The club would be used for social gatherings and as an educational facility for the Chinese people in the Community. Mr. Schwab reviewed present screening on all sides of this residential property. The Planning Commission unanimously recommended approval of this Conditional Use to City Council with the following conditions:

1. The existing landscaping along the property lines abutting residential uses must be retained and maintained.
2. Outdoor activities (including use of the pool) is restricted to the daylight hours between 8:00 A.M. and 9:30 P.M.
3. Subdivision of the existing parcel must not occur.
4. No expansion of the existing buildings must occur.
5. The entire length of the driveway must be widened to a minimum of sixteen feet.
6. The entrance driveway at Alexandersville-Bellbrook Road and the entrance gate must be widened to twenty feet. The widening must extend from the existing pavement edge of Alexandersville-Bellbrook Road back at least 100 feet.

7. A ninety foot in diameter turnaround at the south end of the private drive must be constructed. The City Planner must approve the design of the turnaround.

8. Eighteen parking spaces must be installed on the west side of the private drive. Evergreen screening approved by the City Planner must be planted adjacent and west of the new parking spaces.

9. All buildings must be in compliance with the City building and Fire Codes.

10. The character of the outdoor lighting shall not be changed.

11. No outside speakers can be installed.

Dr. Meng pointed out the fact that if this venture is not profitable in future years, the structure will be converted to a residence and sold as such. He agreed that this be made a condition of approval as well as the property be maintained in a manner compatible to the neighborhood.

Mr. Kenning reviewed the Planning Commission's recommendation relative to the Report of the Group Home Ordinance Review Committee. The Commission recommended that no change be made to the present Group Home Ordinance, but that a procedural change be made dealing with a Public Hearing before the Planning Commission. This change can be effected administratively.

The Policy Plan developed by the Zoning Task Force Committee will be placed on the agenda for the next Council Work Session Meeting.

Mr. Kenning recommended that the City engage a consulting firm to upgrade the engineering for the North Main Street Improvement Project, Phase Two. Council concurred that said Contract be executed not to exceed \$20,000.00.

Council concurred that Park Development be discussed during the next Council Work Session Meeting.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor