

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 11, 1984

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

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

Mr. Kenning reviewed the Planning Commission's unanimous recommendation for passage of an Ordinance to permit five sidewalk sales per year per business owner or operator in business districts. Council concurred that this Ordinance be placed on a Council Meeting agenda to be set for Public Hearing.

Mr. Schwab reviewed a Site Plan Amendment to provide for a 14,875 square foot addition to the Kroger Store, 1023 South Main Street, in the Centerville Place Shopping Center. The addition being to the north of the present structure. The Planning Commission unanimously recommended approval to City Council with the following conditions:

1. Require 60 feet of right-of-way from centerline along State Route 48 to be dedicated to the City.
2. Delete the proposed right-in only curb cut shown on State Route 48 south of the signalized main entrance to Centerville Place.
3. The exit road to Spring Valley Road shall be realigned so that its intersection with the drive along the north property line occurs at a right angle.
4. The drive along the north side of the property shall have vehicular access restricted by raised curbing and planters. The drive in front of the building, the center drive next to the planters, and the drive along State Route 48 shall be the only drives which have access to the drive along the north property line.
5. The sidewalk and planter in front of the existing Kroger Store shall be extended in front of the building addition.
6. No parking shall be allowed in the area directly north of the proposed addition.
7. Any proposed exterior lighting must be approved by the City Planner.
8. The City Engineer shall approve the design of the storm water drainage plan for the addition.
9. The Washington Township Fire Department must approve the location of fire hydrants for the addition.

10. The City Planner must approve a revised Site Plan incorporating all of the above conditions.

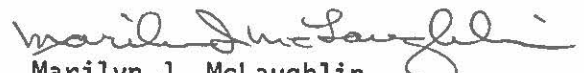
Mr. Schwab pointed out the fact that the Plan submitted to Council has been revised to include the conditions as recommended by the Planning Commission. Mr. Abe Bodenstein, Tri-City Engineering, was present during this Meeting to address questions of Council. Following discussion, the majority of Council concurred that the raised curbing proposed along the drive at the north side of the property be eliminated and that it be placed along both sides of the main access drive to the Kroger Store; that parking be provided along the north side of the proposed addition; and that an island be placed at the northeast and northwest corners of the addition to designate the parking area. However, this must be approved by the Washington Township Fire Department. Mr. Bodenstein will review these items with the Kroger Company and be prepared for the Council Meeting scheduled for June 18, 1984.

Mr. Kenning reviewed a Petition received from residents on East Avenue requesting that it be changed to East Drive. Council concurred that necessary legislation be prepared to effect this change.

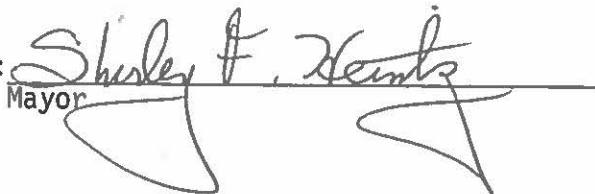
Mayor Heintz announced the vacancies existing on the Sister City Committee and the City Beautiful Commission. She encourages full Membership.

The proposed Sign Ordinance for the City of Centerville was discussed by Council. The following changes to the draft were recommended by City Council:

1. The definition of owner be broadened to incorporate tenant.
2. That 15.b. Temporary Real Estate Signs include the prohibition of "Sold Signs". (Page 7)
3. That H.1.b.2) be eliminated. (Page 9)
4. That H.2.b.1) be clarified as to its inclusion.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor