

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JULY 9, 1984

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

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

Mayor Heintz reviewed for Council a suggestion by Mr. Rudolph Albachtan that Postcards be available in the City of Centerville. Mr. Albachtan will be present during a future Council Work Session Meeting to outline his research relative to this matter.

Mrs. McLaughlin advised that John Spoor's term as a Member of the Sister City Committee will soon expire, however he is interested in serving another term. Council concurred that the necessary legislation be prepared for this reappointment.

Mr. Schwab reviewed for Council a Site Plan Amendment submitted for the Woodbourne Library located at 6060 Far Hills Avenue to construct an approximate 7,000 square foot addition to the east side of the present building. Parking spaces will be expanded to 68. The Planning Commission unanimously voted to recommend approval of this Site Plan to City Council subject to the following conditions:

1. A detailed storm water drainage plan incorporating detention and erosion control be submitted by the applicant which meets the approval of the City Engineer.

2. A fire hydrant be added at a location approved by the Washington Township Fire Department.

Council indicated concurrence with this proposal.

Mrs. Ruth Compton was interviewed for appointment to the Sister City Committee. Council concurred with said appointment.

Mr. Michael Garvey was interviewed for appointment as a Member of the City Beautiful Commission. Council concurred that legislation be prepared to provide for said appointment.

Mr. Schwab reviewed for Council a Conditional Use Request submitted by the Dayton Power and Light Company to install a pad for a heliport on Bigger Road at the site of DP & L's proposed Service Center, 6500 Clyo Road (northwest corner of Bigger Road and the proposed extension of Clyo Road). He reviewed the

following recommendation of the City Staff to the Planning Commission:

1. The heliport shall not be used as a construction site or for the transportation of repair or construction materials except in an emergency situation.

2. The heliport shall be used for a maximum of one landing and one take-off per day except in an emergency situation.

During much discussion by the Planning Commission concern was expressed with potential air traffic to and from the heliport in consideration of residential property in surrounding area. The Planning Commission ultimately recommended denial of this Conditional Use to City Council by a 4-0 vote with 1 abstention.

Mr. Harry Baughn, Representing the Dayton Power and Light Company, explained for Council how the heliport would be used at a maximum of three to six times a year and only in emergency situations. The majority of Council concurred with this proposal.

Mr. Waller, Dayton Power and Light Company, presented to Council a pictorial view of their proposed Service Center in the City of Centerville and outlined services to be rendered to residents in the surrounding area.

Mr. Schwab reviewed a Conditional Use Request submitted by Mr. Richard Pavlak for Walnut Hills Estates II, Section Two, to provide for the division of one lot to provide a total of 30 lots in the development rather than the previously approved 29 lots. City Staff recommended denial of this application to the Planning Commission based upon the fact that there was no unique situation presented to warrant varying the minimum average lot size. The minimum lot size required is 20,000 square feet, if 30 lots are permitted the average lot size would be 19,654 square feet. Matters discussed in detail by Council were the fact that this is a very minor deviation from the minimum lot size requirement, there is a large open space area in this total development and the one lot when divided into two will each be in excess of the 20,000 square foot requirement. Based upon these considerations, the majority of Council concurred with the proposal. Mr. Siler emphasized the excellent cooperation the City of Centerville has experienced from Mr. Pavlak during his developments in the City of Centerville.

Mr. Stone, Chairman of the Charter Review Commission, reviewed for Council the Commission's recommendation relative to amendments to the City Charter. The following suggestions were rendered by members of Council:

4.10. Consideration be given to the elimination of roll call votes on Ordinances as well as Resolutions and motions, except when requested.

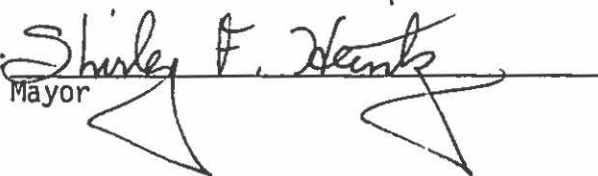
7.07. Language be changed or paragraph be divided to better define subject matter.


11.03. Filing deadline be changed to conform to County requirements. These suggestions will be reviewed by Mr. Kenning with Municipal Attorney Robert Farquhar.

City Council concurred that the amendments be advertised rather than mailed to the electorate and that detailed copies be available upon request.

Mr. Kenning advised that the City of Centerville has received two computers at no cost to the City.

Approved:

  
Mayor

  
Marilyn J. McLaughlin  
Clerk of Council