

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
OCTOBER 8, 1984

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Caucus Room

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

Mr. Kenning reviewed a proposed Resolution and proposed Ordinances declaring it necessary and determining to proceed with the improvement of Clio Road from Bigger Road, westwardly approximately 543 feet in the City of Centerville by grading, draining, curbing, paving, and constructing storm water catch basins, sewers, water mains and facilities and appurtenances necessary and proper therefore, and providing for the taking of bids for such improvement. The total estimated cost of \$190,000.00 will be shared 45% by the City of Centerville, 28% by the Dayton Power and Light Company, and 27% by Acro Realty, Inc. Construction will begin as soon as possible.

Mr. Kenning reviewed a Notice from the Ohio Department of Liquor Control of an Application from Eaveys Markets Inc., DBA Eaveys Discount Foods, 1097 Main Street in the City of Centerville, for a C1 and C2 Permit. This is a Permit to sell beer, wine and certain pre-packaged mixed drinks in sealed containers for carry out only.

Mr. Schwab reviewed for Council a Site Plan submitted for Lot Number 5 on Iron Gate Park Drive, Applicant being Cahill Appraisal, Inc. Proposed is the relocation of the house currently located on west State Route 725, immediately north of the old Yankee Tavern, to this lot on Iron Gate Park Drive. The Board of Architectural Review recommended approval of this Site Plan to City Council subject to the condition that the colors of the roof and trim be approved by City Staff. The Planning Commission unanimously recommended approval with the following conditions:

1. A 12 foot wide driveway shall be located along the east property line to create a common 20 foot driveway between this parcel and 15 Iron Gate Park Drive. The proper cross easements should be recorded between the adjoining property owners to assure the right of access in the future, maintenance agreements, etc.
2. The building shall be setback a minimum of 50 feet from the public right-of-way.

3. Brick sidewalks shall be constructed along Iron Gate Park Drive.
4. An overall parking plan shall be submitted to Staff for approval.
5. A stormwater drainage plan shall be submitted to the City Engineer for approval.
6. Screening along the north property line shall be submitted to Staff for approval.

Discussion followed relative to the setback being 50 feet vs 45 feet or 55 feet. The majority of Council concurred with the setback of 50 feet.

The Work Session recessed at this time and reconvened after a very short Special Council Meeting.

Mr. Schwab reviewed for Council a Site Plan to locate the Alex-Bell Veterinary Clinic on one acre of land located north of Alexandersville-Bellbrook Road and east of Loop Road, across from the southern curb cut into the Gold Circle Store parking area. He reviewed a Conceptual Plan submitted for the development of Wellington Park (includes the subject property) which was agreed to during a Work Session Meeting held early in 1984, with restrictions. Deed Restrictions were also discussed, placed upon this property when the Rezoning was granted limiting the curb cuts along Loop Road and Alexandersville-Bellbrook Road. Mr. Schwab reviewed the following recommendations made by City Staff to the Planning Commission during their Meeting on September 25, 1984 relative to this Site Plan:


1. A 5 foot wide concrete sidewalk, of a design approved by the City Engineer, be constructed in the public right-of-way along Loop Road across the front of the property.
2. A fire hydrant approved by the Washington Township Fire Department shall be constructed.
3. A detailed plan for storm water retention, including erosion control, approved by the City Engineer, shall be required.
4. A revised Site Plan must be submitted and approved by the City Planner which reduces the potential vehicular conflicts at the common curb cut to Loop Road.

The Planning Commission unanimously recommended denial of this Site Plan to City Council due to their inability to solve the potential interior vehicular circulation problem. Discussion followed with Dr. B. A. Diehl and Attorney Ben Allbery relative to the configuration of the access into this property in consideration of future development on adjacent property. Mr. Schwab reviewed the history of the total property over the past several years. Alterations were suggested by City Council to the Site Plan as submitted, to perhaps alleviate some of the potential traffic circulation problem into the total development. The Applicant will discuss these suggestions with his Engineer and respond to the City prior to the Council Meeting scheduled for Monday, October 15, 1984.

Council briefly discussed An Ordinance Supplementing Part Thirteen, Building Code, Title Five-Local Regulations Of The Codified Ordinances Of Centerville, Ohio, By Enacting Chapter 1355 Entitled "Regulations Of Outdoor Dish-Type Antennas". This proposed Ordinance will be further discussed with a Dealer and information will be submitted to City Council prior to the October 15 Council Meeting.

An Ordinance Amending Chapter 505 Of The Centerville Municipal Code By Requiring The Confinement And Restraint Of Vicious Dogs In The City was discussed by Council. Council concurred that this be placed on the agenda for the October 15, 1984 Council Meeting.

Mr. Bormet advised that due to weather problems, the improvement project for the drainage ditch located in Village South may not be completed during 1984. The area drains well but the appearance is bad for affected property owners. He proposed that the Contract be modified to provide that the Contractor begin work within 48 hours after being notified by the City to resume work and that the Contract price be reduced \$2,500.00 thus giving each property owner a relief of \$100.00 from their share in the project. This proposal will be discussed with property owners before the addendum to the Contract is executed. Enforcing the penalty in the current Contract could lead to construction delays far into 1985. Council reinforced their intent that this project be completed yet this year if at all possible.


Marilyn J. McLaughlin
Clerk of Council

Approved:

Mayor

