

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
NOVEMBER 5, 1984

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

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

Mr. Schwab reviewed for Council an Appeal filed by Miami Valley Hospital against a decision rendered by the Planning Commission during their Meeting on October 23, 1984 to deny a Variance Application to erect a sign in front of their Rehabilitation Center at 6236 Far Hills Avenue, the building formerly occupied by the Foto Gallery. Requested is a ground mounted sign located 5 feet back from the right-of-way of the frontage road in front of the subject property. Mr. Schwab advised that the City Staff recommended approval of this Variance Application to the Planning Commission conditioned upon the sign height not exceeding 6 feet. In consideration of signage for other businesses in the area, the Planning Commission denied the Application. Mr. Schwab pointed out the fact that this building is set back considerably from State Route 48 thus limiting visibility. If the sign is set back the required 25 foot set-back, vegetation would have to be moved.

Mr. William Wood, representing Miami Valley Hospital, advised that this sign is needed for visibility and recognition of the facility and not for advertising for walk-in business. He believes that this sign as proposed is more desirable than the allowable 16 foot free standing sign, the 5 foot set-back will permit them to maintain current landscaping and foilage around the building.

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

Council reviewed the recent Plan submitted for Centerville Mill, 7991 Clyo Road, to locate a gas storage facility upon the property. Council concurred that additional information is necessary: 1. north and south dimensions, 2. ownership of the railroad right-of-way, and 3. Fire Department approval of the Plan submitted.

Mr. Stone returned to the Meeting at this time.

During discussion of a proposed Ordinance Supplementing Part Thirteen Building Code, Title Five-Local Regulations Of The Codified Ordinances Of Centerville, Ohio, By Enacting Chapter 1355 Entitled "Regulation Of Outdoor Dish-Type Antennas", the following changes were recommended:

1355.04 B.2. to provide that dish-type antennas not be permitted over any easement.

C.2. be clarified as to what portion of the roof the antenna height shall be measured.

That the Ordinance include a variance procedure.

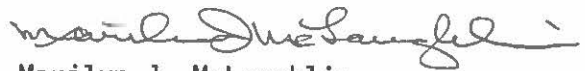
That a repeal date be included for this Ordinance, so that provisions will be reviewed and updated as necessary.

Council discussed the proposal of Mr. Thomas Stolz to relocate Earl Miller's "Monkey House" on a site in the Leonard E. Stubbs Memorial Park. The majority of Council concurred that Mr. Stolz be encouraged to proceed with this relocation.

Mr. Samples reviewed for Council recent changes made to An Ordinance Establishing Minimum Standards Governing The Condition, Maintenance And Rehabilitation Of All Existing Structures; Establishing Minimum Standards Governing Supplied Utilities And Facilities And Other Physical Things And Conditions Essential To Insure That Structures Are Safe, Sanitary And Fit For Occupation And Use; Establishing Minimum Standards Governing The Condition Of Dwellings Offered For Rent; Fixing Certain Responsibilities And Duties Of Owners And Occupants Of Structures, And The Condemnation Of Structures Unfit For Human Habitation And The Demolition Of Such Structures; And Fixing Penalties For violation. Council concurred that the following Sections be revised for clarification:

ES-107.1  
ES-801.5  
ES-801.2

The Traffic and Transportation Goals and Objectives developed by the Zoning Task Force was reviewed by Council in consideration of the future construction of infill roadways, roadway extensions and roadway widenings. This matter will be further reviewed at a future Council Work Session Meeting.



Marilyn J. McLaughlin  
Clerk of Council

Approved:



Shirley F. Heintz  
Mayor