

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
NOVEMBER 12, 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
James Singer
Brooks Compton
Bernard Samples
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Jon Bormet
City Planner Alan Schwab

Council interviewed Joan Hosfeld, Applicant for the City Beautiful Commission. Council concurred with said appointment.

Under consideration at this time was a Notice from the Ohio Department of Liquor Control of an Application for a C1 and C2 Permit for Gray Drug Fair Inc, DBA Gray Drug 98, Cross Pointe Centre, 101 Alexandersville-Bellbrook Road. Council indicated no opposition to the issuance of this Permit.

Mr. Schwab reviewed for Council a Conditional Use Request submitted by Victor Greimann for approximately 20 acres of land located on the south side of Centerville Station Road, east of Southbury Drive. Proposed is a Residential Development Plan to divide the property into 33 lots with an average lot size of more than the 20,000 square feet required. The Plan includes thoroughfare improvements to Centerville Station Road. The Planning Commission unanimously recommends approval of this Conditional Use to City Council with the following conditions:

1. Approval of the Preliminary Subdivision Plan be contingent on approval of the Conditional Use for Residential Development Plan.
2. Access driveways to lots #1 and #27 be restricted to Station House Road.
3. Sidewalks shall be constructed along both sides of all streets.
4. A 10 foot public walkway easement labeled on the Record Plan drawing and a 2 foot concrete walk within the walkway easement for park access be constructed at a location approved by the Centerville-Washington Park District along the east side of this Plat.

Mr. Victor Greimann advised that he does not believe that a storm water detention system is necessary, but this will be further reviewed with City Engineer Karl Schab, and if the City Engineer deems it necessary a storm water detention system will be provided.

Mr. Schwab reviewed for Council a Site Plan submitted for Investmark Realty, for the property located at 6239 Wilmington Pike. This property was just recently the subject of a Rezoning Request granted for Office Service zoning classification. Proposed is the conversion of the present residence into an office building. The Applicant proposes a parking lot with 14 spaces which is in excess of the 8 required according to the Centerville Zoning

Ordinance. The Planning Commission unanimously recommends approval of this Site Plan to City Council with the following conditions:

1. Approval of this Site Plan shall be contingent upon the rezoning of the lot to Office-Service.
2. A stormwater drainage plan shall be submitted that is subject to approval to the City Engineer.
3. Sixty (60) feet of right-of-way from the centerline of Wilmington Pike across the front of the property be dedicated to the City.

Mr. Victor Green, representing the Applicant, explained a possible modification to this Plan in the future to provide additional parking if deemed necessary. Mr. Schwab reminded Mr. Green that this modification will require an Amendment to the Site Plan.

Mr. Schwab reviewed for Council a Site Plan Amendment submitted for the Siebenthaler Garden Center located at 6000 Far Hills Avenue. The proposal is to enclose approximately 60 feet of the existing lap portion of the south side of the building with plastic sheeting, a rigid translucent plastic material and front doors with wooden slats. The Planning Commission unanimously recommends approval of this proposal to City Council as submitted.

Further discussed during this Meeting was signage for the Miami Valley Hospital Rehabilitation Center located on Far Hills Avenue. Following on-site observations, the majority of Council concurred that additional signage on the south side of the building would have better visibility for northbound traffic than the sign as proposed in the Variance Request. This information will be conveyed to the Applicant prior to the Public Hearing on November 19, 1984.

Mr. Kenning outlined the changes made to the Ordinance to regulate Outdoor Dish-Type Antennas in the City of Centerville. These changes will be reviewed by Municipal Attorney Robert Farquhar. Council concurred with the Ordinance as revised.

City Council discussed Social Services funding by the City of Centerville. Mr. Kenning outlined a Policy proposed for this purpose in 1983 which would commit up to .7 of 1% of the City's total annual budget to be divided among Social Services serving the residents of Centerville. Council concurred that such a Policy be formally adopted. Discussion followed relative to the funding of the Senior Citizens. It was concluded that the City is committed to funding the Seniors in 1985 in the amount of \$18,500.00 with the intent that the City's funding in future years be a declining percentage of their annual budget. They are to be encouraged to find other funding sources with the intent of eventually becoming self supporting.

Mr. Samples reviewed for Council observations received during his overview of Open Lunches at the Centerville High School; major concerns being jaywalking, the need for an additional crosswalk and sidewalk on the south side of East Franklin Street between the High School and Franklin East Shopping Center. Mr. Kenning will further review these possibilities.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor