

STATION LEGAL BLANK CO. 10111

Held April 4, 19 83

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, April 4, 1983 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, Pastor of the Heritage United Presbyterian Church and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

- Deputy-Mayor Charles Taylor
- Councilmembers Bernard Samples
Shirley Heintz
Russell Sweetman
James Singer
- Clerk of Council Marilyn McLaughlin
- City Planner Alan Schwab
- Service Superintendent Ray Hannah
- City Engineer Karl Schab
- Director of Finance William Bettcher
- Chief of Police William Randolph
- Municipal Attorney Robert Farquhar
- Administrative Assistant Jon Bormet

Mayor Stone advised that due to a previous commitment Councilman Jeffrey Siler must be absent from this Meeting. Mr. Sweetman moved that Mr. Siler be excused from this Meeting. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Minutes of the following Meetings had been distributed prior to this Meeting:

- Council Meeting - March 21, 1983.
- Council Work Session Meetings - March 21, 1983.
March 28, 1983.

Mr. Sweetman moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Farquhar administered the Oath of Office to Board of Architectural Review Member Barbara R. Talmage.

Mr. Samples read a Proclamation issued by Mayor Stone designating April 17, 1983 through April 23, 1983 as Volunteer Recognition Week in the City of Centerville.

Mr. Bormet advised that on Thursday, April 7, 1983 at 7:00 P.M. in the Community Room a Meeting would be held for those interested in mowing various parcels of land in the City of Centerville during this year.

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

MINIATURE GOLF COURSE

The Public Hearing was held concerning the Conditional Use Request submitted by Kenneth Huelsman to construct an Outdoor Commercial Recreational Enterprise (Miniature Golf Course) at 121 North Main Street in the Architectural Preservation District.

Mr. Schwab located the subject property on a map, being located on the west side of North Main Street just north of the Payless Gasoline Station. Proposed is the erection of two eighteen hole miniature golf courses and an attendant's booth. The application includes several variances from the

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requirements of the Zoning Ordinance: twenty-four instead of twenty-nine parking spaces, the location of the parking area in front of the property instead of in the side or rear yard, a side yard of only twelve feet instead of the required twenty feet and a partial fence and planting instead of a fence and dense planting. The Planning Commission, by a 4-1-1 vote, recommended approval of this Conditional Use to City Council assuming that the drainage consideration can be worked out with City Staff. The Board of Architectural Review, by a 3-1 vote, recommended disapproval due to the fact that the parking is not in agreement with the Architectural Preservation Ordinance; however, if City Council overlooks the parking and grants a variance, the lighting should be amber and the shrub on the north property line should be extended to within thirty feet of the sidewalk.

Mr. Kenneth Huelsman, Applicant, anticipates this proposal to be a good recreational facility for the Community, he does not believe that the front yard parking would be a visual detriment in the neighborhood.

Mr. Douglas Langley, Architect for the project, believes that although the site is tight, it will work. The raised elevation in front will hide the front parking area. Landscaping in front of the parking lot and through the courses will greatly enhance the property. He believes that the parking as planned will be screened better than if it was located in the rear yard.

Mr. Charles Haskell, 158 Lyons Drive, questioned operational time for the golf courses. Mr. Huelsman advised that the courses will be closed during the winter months.

Upon question of Mr. James Swaim, owner of property to the north, Mr. Langley advised that the parking is located in the front due to the fact that access to rear parking would utilize too much of the site.

Mary Ellen Ransom, 154 Lyons Drive, expressed concern with the potential noise factor this proposal would create in the center of town.

Mrs. Norma Thomas, 71 Wythe Parish, expressed her concern with the high intensity lights proposed for this establishment. She does not believe the Architectural Preservation District is a correct location for a golf course.

As questioned by Mr. Robert Teyber, 110 Lyons Drive, Mr. Schab advised that water run off could be detained on the property for a period of time, then a swale would channel the water into a french drain and gradually soak into the ground. There would definitely be an increase in water run off with the proposed development.

Mr. Swaim views the arrangement as proposed as too tight for the acreage involved. He suggested that the courses be reduced in size so that variations would not be necessary.

Mr. Singer moved that the Conditional Use Request filed by Kenneth Huelsman to construct an Outdoor Commercial Recreational Enterprise (two miniature golf courses) at 121 North Main Street in the City of Centerville, be denied. Mrs. Heintz seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Sweetman returned to the Meeting at this time.

ORDINANCE NUMBER 4-83 WHIPP ROAD-STATE ROUTE 48

The Public Hearing was held concerning Ordinance Number 4-83, an Ordinance to provide for the reconstruction of the Whipp Road, State Route 48 intersection: to provide signing and pavement marking to restrict existing center lane to left turn only, to install new signals and controller and to revise signal timing at Whipp Road. Mr. Taylor sponsored Ordinance Number 4-83, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio In The Matter Of The Hereinafter Described Improvement, Under The Supervision Of The Director Of Transportation, and moved that it be passed. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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RESOLUTION NUMBER 10-83 TELEPHONE AND PAGING SYSTEMS

Mr. Bormet reviewed for Council necessary legislation in order to issue bonds for the purpose of paying the cost of acquiring and installing telephone and paging systems for City of Centerville offices. Mr. Sweetman sponsored Resolution Number 10-83, Resolution Requesting Fiscal Officer To Certify Maximum Maturity Of Bonds and Notes, and moved that it be passed. Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 5-83 TELEPHONE AND PAGING SYSTEMS

Mr. Sweetman sponsored Ordinance Number 5-83, An Ordinance Providing For The Issuance Of \$45,000 Of Notes Of The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Cost Of Acquiring And Installing Telephone And Paging Systems For City Offices, And Paying Other Lawful Costs Incident To The Issuance Of Said Bonds, Or Notes Issued In Anticipation Thereof, And Declaring An Emergency, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

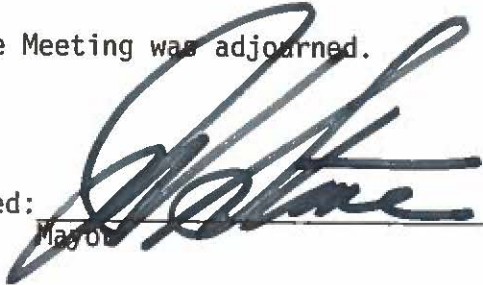
ORDINANCE NUMBER 6-83 BOARD OF ARCHITECTURAL REVIEW

Mr. Sweetman moved that Ordinance Number 6-83, An Ordinance To Appoint Michael T. Pekarek To The Board Of Architectural Review For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on April 18, 1983. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: _____

Mayor



ATTEST:

Wendell J. Laughlin
Clerk of Council