

Held September 19, 19 83

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, September 19, 1983 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Mayor J. V. Stone and the Pledge of Allegiance to the Flag with Mayor Stone presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor

Councilmembers Russell Sweetman

Shirley Heintz

Bernard Samples

Jeffrey Siler

James Singer

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

Administrative Assistant Jon Bormet

City Planner Alan Schwab

City Engineer Karl Schab

Service Director Richard Bishop

Director of Finance William Bettcher

Chief of Police William Lickert

Municipal Attorney Robert Farquhar

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

Council Meeting - August 15, 1983.

Council Work Session Meetings - August 15, 1983.

- September 12, 1983.

Mrs. Heintz moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion; however, Mr. Sweetman abstained from the Minutes of the Meetings held August 15, and Mr. Singer abstained from the September 12 Council Work Session Meeting Minutes.

Mrs. McLaughlin announced the receipt of a letter of resignation from City Planning Commission Member Dallas Horvath, effective date being August 25, 1983.

Mayor Stone administered the Oath of Office to Chief of Police William Lickert. Chief Lickert joined the Centerville Police Department in 1969 as a patrol officer, after serving six years with the Ohio State Patrol. He has served as a Lieutenant in charge of the day-to-day operations of the Department since 1978.

Mayor Stone administered the Oath of Office to Sister City Committee Member Jeffrey Schrader.

Mayor Stone read and presented to Dallas Horvath a "Certificate of Appreciation" from the City of Centerville for his service as a City Planning Commission Member since his appointment on January 30, 1978.

Mayor Stone read and presented a "Certificate of Appreciation" to the following for their outstanding contributions in the renovation of the Asahel Wright House:

Dayton Kettering Exterminating.

Sears Roebuck and Company.

Centerville Lock and Safe.

Centerville Electric Services, Inc.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BAYTON LEGAL BLANK CO. 10111

Held September 19, 1983 continued

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Tom Stolz
 Tom Paoletti
 Greg Snow
 Steve Feverston
 Richard Bishop

The same Certificates will also be given to:

DAP, Inc.
 Houser Asphalt and Sealcoating.
 K Mart.
 Star City Paint and Decorating,
 Custom Bath and Kitchens, Inc.
 Roger Lucas

Certificates have been sent to many others who volunteered their services to this great achievement in the Centerville Community.

Mayor Stone advised that Halloween has officially been set for Monday, October 31, 1983 from 6:00 - 8:00 P.M. throughout Montgomery County.

Mr. Samples read a Proclamation issued by Mayor Stone designating the period from October 10 to October 14, 1983 as "United Way Week" in the City of Centerville.

Mr. Kenning reported the following during his City Manager's Report:

The August 1983 Police Department Activity Report was briefly reviewed. Major offenses tend to be the same or below 1982 totals. Response time continues to be an average of approximately six minutes.

The Combined Health District of Montgomery County, Children and Youth Project, has expanded its outreach mobile station efforts, and now provides services in the Centerville Community Room two Thursdays each month. This project provides physical assessment, immunizations, allergy shots, follow-up and treatment referrals for patients from birth to sixteen years of age. Fees for said services are based upon a sliding fee scale according to the family income.

The Bigger Road improvement project, its widening from Alexandersville-Bellbrook Road into the City of Kettering continues to move forward. This is a State and Federal Government project which has been in the making for nearly ten years. Various Plans are being completed and acquisition of property should begin late in 1983. Construction should begin late in 1984 taking approximately two years to complete. The configuration will be the same as the newly constructed Clyo Road in the City of Centerville.

Mayor Stone introduced Steve Browne, President of the Centerville-Washington Township Jaycees, present at this Meeting.

Mr. Singer reported on the status of the Village South Drainage Committee. The Committee has met five times, has divided the problem in half concerning two different drainage areas in the Plat, and is now compiling potential solutions to the two problems. A report should be forthcoming in approximately sixty days.

ORDINANCE NUMBER 20-83 STREET NAME CHANGE

The Public Hearing was held concerning Ordinance Number 20-83. Mrs. Myrline Meister, 8217 Pavlak Drive and Mrs. Char Rohrer, 8215 Pavlak Drive, petitioners for the street name change were present to reinforce their request. Mrs. Heintz sponsored Ordinance Number 20-83, An Ordinance Changing The Name Of Pavlak Drive To Rustic Park Trail, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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ORDINANCE NUMBER 17-83 ZONING ORDINANCE AMENDMENT TEXT

The Public Hearing was held concerning Ordinance Number 17-83. Mr. Kenning reviewed this proposed Ordinance which would permit and regulate outdoor sales and displays in business and industrial zoned districts subject to certain conditions. The Centerville-Washington Township Area Chamber of Commerce endorsed the passage of the proposed Ordinance. The Board of Architectural Review and the City Planning Commission both unanimously recommended to City Council that the proposed Ordinance not be passed.

Mr. Stanley Swartz, 125 East Franklin Street, as a Member of the Board of Architectural Review, a resident of Centerville and the owner of a small business in Centerville, outlined areas which, he believes, should have been addressed in the proposed Ordinance:

1. The number of items to be displayed should be limited.
2. The condition of the merchandise should be restricted.
3. The size of the display area - wide and length - should be defined.
4. Outdoor sales and displays will distract motorists and create a hazard for pedestrians.
5. This is a method of advertising merchandise and is in conflict with the City's sign regulations.
6. Sales and displays should not be permitted everyday of the year.

Mr. Swartz further believes that Centerville needs good controls in order to retain its attractiveness.

Mr. Robert Perkins, 32 West Ridgeway Road and a Member of the Board of Architectural Review, called Council's attention to a letter he wrote dated November 2, 1982 in which he outlined his concerns with this proposed Ordinance. He believes the Ordinance violates the philosophy of the Architectural Preservation District, that there is nothing written in the Ordinance which preserves, protects or enhances the visual and aesthetic character of the City of Centerville. Sales and displays which are permitted out-of-doors present a vision of clutter that does nothing to upgrade the street scape. Mr. Perkins has seen no need demonstrated for outdoor sales and displays. He suggested that Council consider setting aside a specific area, with adequate parking and facilities, that would offer to retail merchants an opportunity to rent space for the purpose of an outdoor sale. Mr. Perkins believes that the passage of the proposed Ordinance would provide a very limited number of merchants an opportunity to try and increase sales volume while at the same time causing undue hardships for public and private citizens.

Mr. Taylor, while recognizing that City Council has the responsibility to help the merchants in Centerville in all ways possible, believes that points made during this Public Hearing are valid and should be considered. He moved that Ordinance Number 17-83, An Ordinance Amending Ordinance 15-1961, The Zoning Ordinance, By Providing For And Regulating Outdoor Sales Or Displays, be tabled for further study. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

BETHANY LUTHERAN VILLAGE CONDITIONAL USE

Mr. Sweetman moved that the Conditional Use Request submitted by Lutheran Social Service of the Miami Valley for improvements to Bethany Lutheran Village, be set for Public Hearing on October 17, 1983. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Siler abstained.

ORDINANCE NUMBER 21-83 WEED CONTROL

Mr. Taylor moved that Ordinance Number 21-83, An Ordinance Repealing Section 921.04 Of The Centerville Municipal Code, be set for Public Hearing on October 17, 1983. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

OPTIONAL FORM NO. 10111

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ORDINANCE NUMBER 22-83 PLANNING COMMISSION

Mr. Sweetman moved that Ordinance Number 22-83, An Ordinance To Appoint Harry E. Williams And Robert G. Looper To The City Planning Commission For The City Of Centerville, Ohio, And Establish Terms Of Office, be set for Public Hearing on October 17, 1983. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

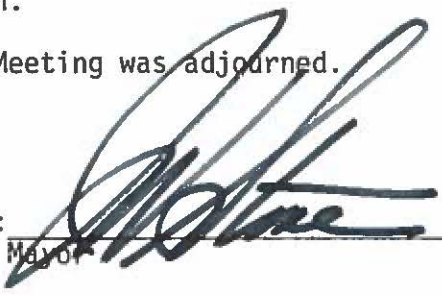
ORDINANCE NUMBER 23-83 BOARD OF ARCHITECTURAL REVIEW

Mr. Siler moved that Ordinance Number 23-83, An Ordinance To Appoint Roger W. Krass To The Board Of Architectural Review For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on October 17, 1983. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


RESOLUTION NUMBER 29-83 BIGGER ROAD

Mr. Kenning reviewed a proposed Resolution to authorize a Contract amendment to provide for additional engineering services for the Bigger Road Improvement Project. Mrs. Heintz sponsored Resolution Number 29-83, A Resolution Authorizing The Amendment Of The Agreement Between The City Of Centerville And Shaw-Weiss & Denaples Dated January 31, 1979 As Modified On June 5, 1980 To Provide For The Additional Payment Of \$8,500.00. and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:


Clerk of Council