

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
FEBRUARY 28, 1983

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

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

Mr. Michael Darr, Director for the St. Joseph Home for Children located on South Main Street in Centerville, outlined for Council various types of group homes which very well could occur in certain areas of the City of Centerville. He fears an over saturation of such homes in the Centerville Community.

Mr. Jim Clark, Kettering Medical Center, and Mr. Dennis Bruce, Lutheran Social Service of the Miami Valley, were present to explain for Council their proposal for financial assistance from the City of Centerville for a community service to the elderly, namely "Horizons", an adult day care program being conducted at Bethany Lutheran Village. They request \$17,399.00 from the City of Centerville in order to subsidize this program. It was pointed out that this service is available and utilized by residents of Centerville, Washington Township, Kettering and Oakwood. Centerville is the only Municipality contacted for financial assistance at the present time. Council concurred that this matter be further reviewed at a later date. Two questions needing addressed are: can the City's Budget afford this expenditure, and whether the City should fund programs of this type.

Mr. Harry Misel, Architect, reviewed for Council a Curb Cut Application for R. Stanley Dybvig, to increase the width of the present 25 foot Curb Cut located between the 7-11 Store and Taco Bell on the east side of South Main Street, to 35 feet. Mr. Schwab reviewed this 10 foot widening to be along the north side of the present cut. The Planning Commission by a 5-1 vote recommended approval of this Curb Cut to City Council. The majority of Council concurred with the widening as proposed.

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

Mr. Schwab reviewed an Application to locate a Miniature Golf Course at 121 North Main Street in the Architectural Preservation District. The Applicant proposes to construct 2 18 hole Golf Courses, a service building and parking on the subject property. The City Staff expressed concern with certain requirements of the Zoning Ordinance not being fully satisfied including screening adjacent residential use, nearness of building to side property line, the location and number of parking spaces proposed, the Curb Cut onto State Route 48 and storm water drainage of the property. The Planning Commission by a 4-1-1 vote recommended approval of the Miniature Golf Course to Council assuming that the drainage considerations can be worked out with Staff. The Board of Architectural Review recommended disapproval of the Application because the parking proposed is not in agreement with the AP Ordinance. They further stated that if 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 30 feet of the sidewalk.

Mr. Douglas Langley, Architect and representing the Applicant, encouraged approval of the Application based upon the fact that the Applicant is a Centerville resident and it is proposed for a location where almost anything will be an improvement. He believes the parking in the front will be somewhat screened due to the topography of the land. The Applicant has indicated that he will do some voluntary screening along the front of the parking area. Locating the parking area to the rear was discussed by Council. Mr. Langley advised that this would utilize too much space out of the available plot of land for the golf courses. City Engineer, Karl Schab has indicated that he believes the drainage problem can be resolved, but more drawings are necessary in order to make a determination. During further discussion, concerns were expressed by Council relative to the parking location, lot utilization, and a potential traffic hazard with patrons turning left onto State Route 48. An informal poll of Council ended in a tie vote regarding the approval of this Application.

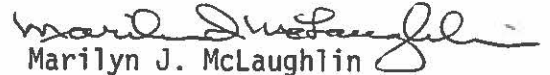
Mr. Sweetman returned to the Meeting at this time.

Mr. Kenning reviewed for Council an Agreement made by the Recycling Center in 1982 to clean up the premises; to date nothing has been done. Mr. Kenning recommended that the Recycling Center be given 60 days to find another location, the present condition is a disgrace to the City of Centerville. Council concurred with this recommendation.

Mr. Kenning reviewed Bids received on the purchase of a package insurance policy to include property, public liability and automotive liability coverage for the City of Centerville. Six Companies bid ranging from \$18,064 to \$36,010. A recommendation will be forthcoming.

Mr. Kenning reviewed a proposal between the City of Centerville and a Waste Collection Agency for the collection of delinquent accounts. Council concurred with this proposal over a six month trial period.

Mayor Stone proposed the formation of a Committee consisting of seven Members, appointed by the Chairman of the Planning Commission, to review all testimony and review the City's present Group Home Ordinance. The Committee would be an arm of the Planning Commission and would propose any revisions to our present Ordinance to City Council for consideration. Council concurred with this recommendation.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor

