

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 11, 1983

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

PRESENT: Deputy-Mayor Charles Taylor
Councilmembers Russell Sweetman
Bernard Samples
Shirley Heintz
James Singer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Jon Bormet
City Engineer Karl Schab
City Planner Alan Schwab

Mr. Schwab reviewed a request for temporary permission for Outside Sales and Displays submitted by Throckmorton Brothers, to be located in the Centerville Place Shopping Center. The request consists of the erection of a 20' x 30' tent, space to be used is the southeast corner at the South Main Street entrance into the Shopping Center. Time requested is from April 21, 1983 until June 21, 1983. The Planning Commission unanimously voted to recommend approval of this request to City Council as requested. Mr. Sweetman expressed concern with approving the location of a temporary out of City business to compete with a permanent business which has made its investment in the City of Centerville. Mrs. Heintz objected to the erection of a tent and foresees a possible traffic problem in and out of the Shopping Center. Mr. Jerry Throckmorton, Applicant, advised that the tent to be used is not unattractive especially when surrounded by flowers; traffic is controlled by concrete islands.

Mr. Schwab reviewed a Site Plan submitted for Hartford House, proposed to be located at 179 North Main Street, behind the Main Auto Parts Building in the Architectural Preservation District. Proposed is the construction of a four unit apartment building at a density of 8.0 units per acre. Permitted density according to the Zoning Ordinance is 5.5 units per acre. The elevations of the proposed building are the same as used previously at 185 North Main Street, a project completed on the same site a few months previous. Mr. Schwab reviewed the following conditions which accompanied the Planning Commission's 4-2 vote to recommend the proposal to City Council:

1. Eliminate the southernmost curb cut.
2. Screening shall be required along the southern edge of the Warehouse Beer driveway.
3. The driveway to the dumpster shall be a hardened surface.
4. A redesigned circulation plan for the entire site be submitted to Staff for approval.
5. A parking plan showing a minimum of twelve parking spaces for the apartments shall be submitted to Staff for approval.
6. A storm water drainage plan shall be submitted to the City Engineer for approval.

7. Brick sidewalks shall be required along the frontage of the entire property.

8. City Council grant a variance to allow a density of 8.0 dwelling units per acre.

Mr. Schwab reviewed a revised Site Plan submitted by the Applicant following the Planning Commission Meeting which was considered by the Board of Architectural Review. The BAR recommended approval of this Site Plan by a 4-0 vote with the following conditions:

1. Approval based on Exhibit A, Sheet 1 of 1, Revision 3, dated April 4, 1983. All items south of Warehouse Beer Drive-In except three items marked "omit for approval".

2. Units be exact duplicate of the originally approved units including the two foot building offset.

3. North screening be moved as shown on Exhibit A, to the north end of the development.

4. South exit to be reviewed in light of providing a safety entrance and exit for emergency equipment as discussed with the Applicant.

5. Existing temporary sign be extended 30 days in lieu of a permanent sign because of the new building.

6. Screening on the east side to be Norwegian Pine to match the development on the north in lieu of a fence provided an agreement can be obtained with the adjacent property owners to the east.

7. The existing trash dumpster now located on the southwest corner of the Warehouse Beer driveway in the area of consideration on this Plan be screened in conjunction with the dumpster planned for the new units. The screening for both dumpster pads to duplicate that previously approved for the north units.

Traffic circulation in the entire development was discussed by Council. City Staff prepared a revised traffic circulation plan which Mr. James Swaim, owner of the property, agreed to incorporate in a revised Plan for Council's consideration. It was made clear that this revised Plan will include no gravel areas, all areas will be asphalt surface. The Plan will also include all screening as contained on the Plan submitted to the BAR, all traffic islands to be raised concrete curbs, the units to include a 2 foot jog (that portion facing the Wythe Parish Condominiums), an emergency exit be resolved along the south side of the Main Auto Parts building and that BAR conditions be included on the Plan. Mr. Sweetman also requested that a complete Landscape Plan be submitted for the entire site specifying fencing and sizes of trees, bushes and shrubs. Mr. Swaim agreed to prepare a complete Revised Site Plan and submit it for Council's consideration at a future Meeting. The majority of Council concurred that a variance be granted for the rear yard and for the density proposed.

Mr. Schab reviewed the development of the Seeley Plat, Section Two, a subdivision located east of State Route 48 and north of Marco Lane. Section Two consists of one single lot now occupied by an office building. The Developer has fulfilled all conditions of the Subdivider's Agreement, all improvements are in place. Mr. Schab recommended that the Performance Bond posted on Seeley Plat, Section Two, be released subject to the signing of a form releasing the City of Centerville of all claims and demands. This form should be prepared by the Municipal Attorney.

Mr. Kent Bromagen and Marilyn Whiteside, General Chairman and Co-Chairman in charge of the Parade, respectively, reviewed tentative plans for the Americana Festival to be held Monday, July 4, 1983. A rain date has been set for Saturday, July 9, 1983. Their requests of the City of Centerville are as follows:

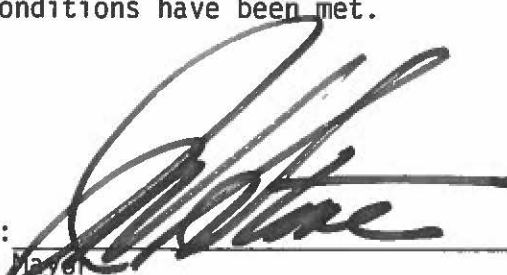
1. Centerville Mayor J. V. Stone lead the day's events with Washington Township President Walter Buchanan.
2. Provide traffic and pedestrian control via the Centerville Police Department in conjunction with the Montgomery County Sheriffs' Department.
3. Provide for street cleaning crews to assist with clean up between 5:00 P.M. and 6:00 P.M.
4. Provide any other materials as may be useful.
5. Provide a Float sponsored by the City of Centerville.

Mr. Kenning reviewed Bids received for the 1983 Street Improvement Program for the City of Centerville. The specifications included concrete and asphalt repair and Slurry Seal. Mr. Kenning recommended that the Bid of T.D.M. Construction be accepted in the amount of \$170,494.00. This recommendation is based upon the work performed by this Contractor in 1982. However, Mr. Kenning suggested that Council authorize the expenditure of \$180,000.00 in order that some small repair work can be done as the need becomes known, these small jobs can be performed by the same Contractor while in the area. Mr. Singer requested a copy of the overall program - streets being repaired and the location of same. According to the specifications, completion of the project should be on or before July 15, 1983.

The parking of some semi rigs in various areas of the City of Centerville was discussed by Council. As suggested by Mr. Sweetman, Mr. Kenning will pursue a designated parking area for these rigs.

Attention was brought to the location of a school in an established retail building within the Architectural Preservation District of the City of Centerville. City Staff will further pursue this matter so that all safety conditions have been met.

Approved: _____



Mayor


Marilyn J. McLaughlin
Clerk of Council