

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 9, 1983

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

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

Mr. Schwab reviewed for Council a Record Plan submitted for Springstone Lea, a development proposed to be located north of Centerville Station Road at Southbury Drive, consisting of approximately 9.6 acres of land. This is a resubmission of a Record Plan approved in August, 1980, including 11 residential lots. The Plan provides for one long cul-de-sac and improvements along Centerville Station Road. This Record Plan has been changed slightly from the previously approved Plan with a variation of lot lines. The Planning Commission by a 4-0 vote recommended approval to Council subject to the following conditions:

1. Two fire hydrants shall be installed with their locations subject to approval by the Fire Department.
2. The easement along the northwest line of Lot number 5 shall be 10 feet.
3. Sidewalks shall be required along Stonehouse Road extending from Centerville Station Road along the east side of the line between Lot numbers 8 and 9.

4. Receipt of a Performance Bond and Inspection Fee, in the amounts to be determined by the City Engineer, and the signing of a Subdivider's Agreement.

Discussion followed relative to sidewalks on both sides of the street and to the name of the street. Mr. John Beals, representing the owner of the property advised that the street name is the same as indicated on the previously approved Plan. The majority of Council concurred that the street be changed to Stonehouse Court and that sidewalks be required on both sides of the street.

Mr. Schwab reviewed a Site Plan proposed for Tom Harrigan Auto Dealership along the south side of Loop Road and east of State Route 48. The Plan includes 2 curb cuts off Loop Road. The Planning Commission by a unanimous vote recommended approval of this Site Plan to City Council with the following conditions:

1. Both curb cuts shall be a maximum of 35 feet in width.
2. Channelizing islands along the entrance driveways shall be a raised curb and along both sides of each driveway.
3. A drainage plan shall be submitted to the City Engineer for approval.
4. Detailed drawings of each type of lighting fixture shall be submitted to staff for approval.

Mr. Paul Striebel, representing Tom Harrigan, advised that elevations will be the same as Bob Ross Buick to the west and Voss Chevrolet to the east. Discussion followed relative to the type and height of light fixtures to be used. It was made clear that no additional light fixtures other than what is indicated on this Site Plan, can be erected without additional approval from the City of Centerville. Mr. Sweetman emphasized the need for the State's concurrence with light spillage onto I-675 from the businesses located along the south side of Loop Road; Mr. Kenning will pursue this matter.

Council reviewed a proposed Ordinance to regulate the operation of mopeds in the City of Centerville. Two areas need clarification: the penalty imposed and whether more than one person can ride a moped. Mr. Kenning will further clarify these items.

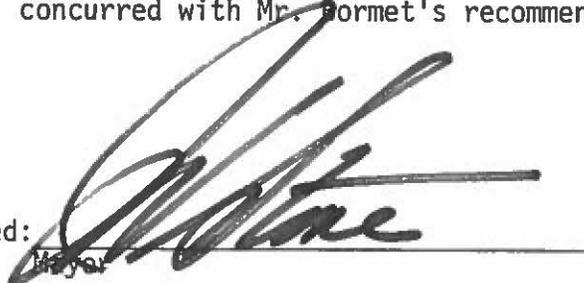
Council discussed reappointments on the City Planning Commission. The terms of M. Brian Bergsten, Stanley A. Morrow and David L. Hall will soon expire. Mayor Stone will contact these members to ascertain whether they are interested in serving another four year term. If there results a vacancy, Mr. Stanley Swartz will be afforded the opportunity to serve in this capacity. The majority of Council concurred that publicity is needed to obtain Applicants for the City Planning Commission, City Beautiful Commission, Sister City Committee and the Board of Architectural Review.

Mr. Kenning briefly reviewed a letter received from Washington Township outlining their tax sharing with the City of Centerville for 1982. The net amount due Centerville is \$37,417.00.

Mr. Kenning reviewed a letter received from Mr. Thomas Stolz relative to activity at the Leonard E. Stubbs Memorial Park. The value of improvements made to the Park in April, 1983 amounts to approximately \$7,000.00. He recommends that two additions be made: 1. Construct a narrow picturesque pond in one of five existing glens for irrigation and fishing, and 2. Relocate part of existing rail fence paralleling Spring Valley Road. Council concurred with these two recommendations.

Mr. Bormet reviewed his proposal to Contract with the City of Kettering for Building Inspection services over the next 90 days. Proposed rate is \$16.00 per hour amounting to approximately \$2,100.00 over the three month period. Council concurred with Mr. Bormet's recommendation.

Approved: _____



Mayor



Marilyn J. McLaughlin
Clerk of Council