

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 13, 1983

TIME: 8:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor J. V. Stone
Deputy Mayor Charles Taylor
Councilmembers Bernard Samples
Jeffrey Siler
Russell Sweetman
Shirley Heintz
James Singer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Jon Bormet
City Planner Alan Schwab

Mr. Ronald Helms, Chairman of the Sister City Committee, reviewed for Council current activities of the Committee. The City's support is needed in order for a group of Citizens going to Bad Zwischenahn in 1984 to go as a Sister City function. More information concerning this will follow as plans are made. The City of Centerville has won a National Award for Sister City youth activities during 1983. Upon request of Mr. Helms, Council concurred that Mr. Helm's expenses be paid for a trip to Phoenix in July to the Sister City National Convention at which time this Award will be received; estimated cost is approximately \$649.00 plus meals.

Council interviewed Sister City Committee Applicants Jeffrey Schrader and Susanne Pirie. The majority of Council concurred that Jeffrey Schrader be appointed to the current vacancy, the Application of Susanne Pirie will be held for the next appointment.

Council interviewed City Beautiful Commission Applicants Michael Fanning and Jeffrey Schrader. The majority of Council concurred to appoint Mr. Fanning as a Member of the City Beautiful Commission. The necessary legislation will be prepared. Council suggested that the appointment of Mrs. Pirie be pursued as a Member of the City Beautiful Commission.

Mr. Kenning reviewed the Planning Commission Meeting held May 31, 1983. Mr. Schwab explained the request of Attorney Barry Mancz, for the release of the Performance Bond posted on Thomas Paine Settlement Number Three. He reviewed events which have occurred with this development since June 26, 1979, and explained the trade off agreed to between City Council and the Developer on June 2, 1980. At that time, Council agreed to approve an additional 39 dwelling units south of Clio Road in exchange for the construction of Clio Road as a five lane highway. A Subdividers Agreement was subsequently signed and Performance Bonds posted to secure this construction. Several months ago the Subdividers Agreement was extended for a six month period, this extension has expired, thus their request for Performance Bond release instead of another extension.

Mr. Schwab reviewed the Planning Commission's recommendation as follows: that the Agreement between the City and John Black Enterprises not be vitiated. Further, nothing should be released on the old Bond until something new is legally binding and submitted to the City.

Mr. Mancz suggested that covenants be placed on the land, requiring that Clio Road be constructed if and when units south of Clio Road are built and when intersects with Clio Road are constructed. Mr. Mancz indicated their intent not to proceed with the dwelling units south of Clio Road in the immediate future. Following further discussion, Council concurred to proceed with the current Subdividers Agreement and extensions be granted every six months as needed. This development will be reviewed from time to time to determine its status.

Mr. Schwab reviewed for Council a Conditional Use Request submitted by Richard Pavlak for a PUD development in Walnut Hills II. This development is proposed as the extension of the existing Rhine Way in Walnut Hills I, south of Centerville Station Road and west of Wilmington Pike. Since his first submittal, Mr. Pavlak has revised his Plan to exclude lot reduction through park land dedication. The new Plan includes no park land, lots have been enlarged. The Planning Commission recommended approval of this Preliminary Plan subject to the following conditions:

1. Try to eliminate the "S" curve within the right-of-way the best way possible.
2. A drainage plan shall be submitted to the City Engineer for approval.
3. Provide an access to the park allowing a two foot wide concrete walkway between lots number 8 and number 9 or number 9 and number 10, whichever is the safest.
4. Staff is instructed to send a letter to Greene County expressing the concern that an access in their jurisdiction to the park on lot number 36 in an appropriate manner be provided.

Mr. Schwab advised that a walkway to the park land to the west will be provided, the location to be determined on the Record Plan. The majority of Council concurred with the Plan as presented.

Mr. Schwab reviewed for Council the location of the proposed Resurrection Evangelical Lutheran Church and Council's approval of their Conditional Use request in 1980. The Church is proposed to be located on East Alexandersville-Bellbrook Road in front of the Greenbrier Commons Condominiums. On September 15, 1980 Council approved the Site Plan dated July 11, 1980 with the following conditions:

1. Parking be located behind the front building line.
2. The planting strip along the east property line be a minimum of 10 feet wide.
3. Sixty feet of right-of-way from centerline of State Route 725 be dedicated to the City.
4. A landscaping plan and storm water drainage plan be supplied at the appropriate time.
5. That the Plan not include access onto Alexandersville-Bellbrook Road, in lieu thereof provide access to the rear of the property and that screening be provided along the rear of the property.


Mr. Doug Betz, Architect representing the Applicant, reviewed a revised Site Plan which included parking behind the front building line and provided a set back of 160 feet from the front right-of-way line. In addition, the Plan included an open ditch along the east property line, moved the parking 25 feet west of the east property line and included a "one way in" off Alexandersville-Bellbrook Road. The majority of Council reinforced their approval on September 15, 1980 to provide no access off Alexandersville-Bellbrook Road. Mr. Schwab advised that the question of the open ditch would be addressed at the time a new Site Plan was submitted.

Mr. Kenning reviewed a Notice from the Ohio Department of Liquor Control of an Application for a new C1 and C2 Permit for Tru Bru Inc, DBA Payless, 1113 North Main Street. No objections were indicated by Council.

Mr. Kenning briefly reviewed a Sick Leave Conversion Plan for City Employees. The majority of Council concurred that this item be discussed at a future Work Session Meeting with it being the first agenda item.



Mayor


Marilyn J. McLaughlin
Clerk of Council