

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
OCTOBER 3, 1983

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

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

Mr. Schwab reviewed for Council the Rezoning Request filed by Fourth of July Silver, Inc., to rezone approximately 5 acres from B-2 to R-4 zone classification. The property is located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. The 5 acres is that portion having a very steep slope making it very undesirable for commercial development. R-4 is a less intense zone classification. The Planning Commission by unanimous vote recommended approval of this rezoning to City Council. A Preliminary layout for the entire tract of land was further discussed by Council. The majority of Council voiced their disapproval with the Preliminary Plan as proposed, specifically the development of a roadway into the property off Alexandersville-Bellbrook Road. It was made clear that any Preliminary proposal for the development of this property is in no way a part of the Rezoning Application. Council's displeasure will be conveyed to the Applicant by the City Planner.

Mr. Schwab reviewed a Site Plan Amendment proposed for Voss Chevrolet to provide for an addition to the east rear and rear of their present building at 100 Loop Road in Centerville; being an addition to the Body Shop. The Planning Commission by unanimous vote recommended approval of this amendment subject to the catch basin and stormwater tile located at the northeast corner of the property be restored to proper operating condition to the satisfaction of the City Engineer prior to the issuance of a zoning or building permit for the proposed changes on this application.

The present Employee Health Insurance Plan was discussed by Council. The majority of Council voiced much dissatisfaction with "no conversion" being provided in the Insurance Plan with Brunswick and suggested that the City consider picking up a pre-existing inclusion. Council requested that the current package be completely reviewed by the Municipal Attorney and consideration be given to any necessary changes.

Mr. Kenning reviewed a proposed Ordinance to amend Ordinance Number 41-77 relating to sidewalk sales in business districts. The proposal limits the number of sales to three during one calendar year and provides that merchandise offered for sale be only that normally offered for sale by the business conducting the sale.

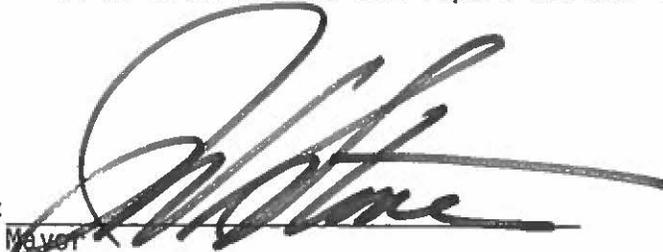
The use/rental of the Asahel Wright House was discussed by Council. The majority of Council concurred that the building be used by civic groups, for public use and that it in no way be used in competition with businessmen in the center of Centerville.

Council indicated no objection to the issuance of a Liquor Permit "D5" for Winstons, to be located at 6290 Far Hills Avenue, in the previous Steak & Ale Restaurant building.

Councilmen Jeffrey Siler and Bernard Samples left the Meeting at this time due to a potential conflict of interest with the next agenda item.

Mr. Bud Stapleton and Attorney Robert Spayd, Representatives from the Third National Bank, were present to discuss with Council their proposal for a "Green Station" in the Centerville Place Shopping Center. Objections were raised with the architecture and color of the Green Station. The proposed structure was compared with two other financial institutions in the same shopping center, structures which were built in keeping with the character of Centerville. Various alternatives were discussed. Mr. Sweetman brought attention to a station erected by Bank One, located at State Route 741 and Alexandersville-Bellbrook Road, which is very attractive and serves the same purpose as a "Green Station". He encouraged the erection of such a building by Third National Bank in Centerville. Representatives of Third National Bank will again review alternatives and report further to City Council.

Approved:


Mayor


Marilyn J. McLaughlin
Clerk of Council