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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, January 4, 1982 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, Pastor of the Heritage United Presbyterian Church and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

Mayor J. V. Stone

Councilmembers Jeffrey Siler

Charles Taylor

Nora Lake

Shirley Heintz

James Singer

Russell Sweetman

Clerk of Council Marilyn McLaughlin

Assistant City Manager Joseph Minner

City Planner Alan Schwab

Service Director Richard Bishop

City Engineer Karl Schab

Director of Finance William Bettcher

Police Lieutenant William Lickert

Municipal Attorney Robert Farquhar

Mayor Stone recognized Boy Scout Troop 116 in the audience who lead Council in the salute to the Flag.

Mayor Stone read and issued a Proclamation designating February 14, 1982, as "We Believe In Marriage Day" in Centerville.

Mr. Sweetman, Chairman of the Miami Valley Cable Television Council, announced a Public Hearing being held concerning the request of Continental Cablevision of Miami Valley for a rate increase. The Hearing will be held Wednesday, January 20, 1982 at 7:30 P.M. at the West Carrollton Civic Center and will include a home calling session.

Mr. Fred Schwieterman, 4139 Middlerun Road, Spring Valley, Ohio, and owner of Suburban Auto Body, appeared before Council concerning the parking of automobiles upon his property at 7979 South Suburban Road. He emphasized the fact that he is not operating a junk yard but an auto repair shop. He solicited guidance in order to rectify the present situation. This matter was referred to Mr. Minner for recommendation to Mr. Schwieterman.

CENTERVILLE CLEANERS

The Public Hearing was held concerning the Appeal to Council filed by Centerville Cleaners against a decision rendered by the Board of Architectural Review during their Meeting on November 17, 1981. Mr. Minner reviewed the Applicant's request to erect a 3 foot by 8 foot sign on the front or east side of the building and a 8 inch by 6 foot sign on the north side of the building in addition to the present ground mounted sign in front of the entire center at 238 North Main Street. The Board of Architectural Review denied this Application in consideration of the amount of signage requested and the number of signs which would be permitted for one business in the AP District. The BAR did approve a 2 foot by 6 foot sign to be mounted on the east side of the building.

Mr. Joseph White, representing Centerville Cleaners, reviewed for Council his need for additional signage, many people are unaware of a cleaners being located in this center. He pointed out the fact that the only business people see, on the ground mounted sign for the entire shopping area, is Marion's Piazza. Mr. White reviewed the size reduction of his sign from 65 square feet in 1968 to the ground mounted sign of today. He believes that the 2 foot by 6 foot sign approved by the BAR is not large

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enough to be seen. Mr. White further pointed out the fact that the size of the letters proposed for his sign on the east side of the building is the same as have been permitted across the street. Discussion followed relative to cooperation between the property owner and tenants concerning signage in this shopping area. Mr. Singer recommended that this Appeal be tabled for discussion at a Council Work Session Meeting at which time the BAR be represented. Mrs. Lake suggested that the owner of the property also be present. Mr. Singer moved that this Appeal be tabled for a Council Work Session Meeting at which time the BAR and the owner of the property be represented. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Siler voted no.

K MART CORPORATION

The Public Hearing was held concerning the Appeal filed by K Mart Corporation against a decision of the City Planning Commission rendered during their Meeting on November 24, 1981. Mr. Schwab reviewed this Variance Application to permit the "K Mart" sign and the "Garden Shop" sign to remain as erected, the K projecting approximately 1 foot higher than the building upon which it is erected and the Garden Shop sign projecting approximately 3 feet beyond the height of the fence. Mr. Schwab pointed out the fact that when the Site Plan for K Mart was previously approved, the condition that the two signs in question not extend above the wall on which they were mounted, was included in the approval. The Planning Commission, unable to find a unique situation to warrant these signs to project above the wall to which they are attached, denied the Variance unanimously.

Mr. Gary Crull, Project Representative for K Mart, reviewed for Council the lack of communications between people involved in the erection of the signs, K Mart recognizes their error. Upon question of Mr. Sweetman, Mr. Crull advised that he applied for this Variance upon recommendation of Mr. Armour after the signs were erected and found in violation. K Mart requested the Variance for the signs to remain as erected in consideration of a structural problem in lowering the K and a concern of vandalism to the Garden Shop sign. Mr. Sweetman complimented K Mart on the appearance of their building but expressed his desire for conformance with previous approval. Mrs. Lake moved to sustain the Planning Commission's denial of the Variance Application submitted by K Mart for the two signs located at their building at 8900 Lebanon Pike. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

DEPUTY-MAYOR

Mayor Stone advised that, in accordance with the City Charter, a Deputy-Mayor should be elected at this Meeting. Mr. Taylor moved that Mrs. Nora Lake be appointed Deputy-Mayor. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mrs. Lake abstained.

ORDINANCE NUMBER 1-82 BOARD OF TAX APPEALS

Mrs. Lake moved that Ordinance Number 1-82, An Ordinance To Appoint Robert P. Hensley, Stephen Mikula And L. H. Rogero To The Board Of Tax Appeals For The City of Centerville, Ohio, And Establishing Terms Of Office, be set for Public Hearing on January 18, 1982. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of the Council