

## RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held February 1, 19 82

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, February 1, 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:

Deputy-Mayor Nora Lake

Councilmembers James Singer  
Shirley Heintz  
Jeffrey Siler  
Russell Sweetman  
Charles Taylor

Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Assistant City Manager Joseph Minner  
City Planner Alan Schwab  
Service Director Richard Bishop  
City Engineer Karl Schab  
Director of Finance William Bettcher  
Chief of Police William Randolph  
Municipal Attorney Robert Farquhar

The Minutes of the following Meetings had been distributed prior to this Meeting:

Council Meeting - January 18, 1982.  
Council Work Session Meetings - January 18, 1982.  
January 25, 1982.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Kenning reviewed Centerville's street repair and resurfacing program for 1982. Approximately \$500,000.00 will be spent on concrete street repair; \$400,000.00 on asphalt street repair and resurfacing; and \$100,000.00 for slurry seal. Other monies will be spent on engineering for the improvement of Whipp Road and Bigger Road. Repair and resurfacing of North and South Main Street will be financed jointly by the State of Ohio, Department of Highways and the City of Centerville. Approximately \$65,000.00 will be utilized for the purchase of street equipment for the City of Centerville. Mr. Kenning reminded the listening public that there will be inconvenience during these repair and resurfacing projects.

Upon question of Mr. Siler, Mr. Kenning reviewed the criteria used by the City to determine the businesses at which blanket purchase orders will be established. Mr. Sweetman wondered how often this criteria is updated. Mr. Bishop explained periodic update based upon business contact and service experience.

#### DR. DAVE ELLINGER BUILDING

Mr. Kenning reviewed the Planning Commission Meeting held January 26, 1982. Mr. Minner reviewed the Site Plan Amendment submitted for the Dr. Dave Ellinger Building, located at 107 East Franklin Street in the Architectural Preservation District. Proposed is an expansion of an existing office and residential building. The Board of Architectural Review recommended approval of this Amendment to City Council subject to the following clarifications:

1. Trash enclosure be rough sawn cedar, six feet high.

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2. Roof and siding match existing material and color.
3. New doors will be 3 feet by 5 feet with panel inserts with the exception of the front door which will be either a five or six panel door. This is the door on the north elevation.

The Planning Commission also recommended approval of this Site Plan Amendment subject to the following conditions:

1. The driveway and parking lot be paved.
2. The side yard variance on the west side of the property shall not waive any building or fire codes.
3. Staff be given the authority to approve adjustments within the building plan to allow for the fire wall requirements.

Mr. Minner advised that the proposed addition along the west side of the building will be eliminated to conform with fire and building codes, this will be reflected on a revised Site Plan Amendment to be submitted to Council by the Applicant. Mr. Jim Owens, Designer for Dr. Ellinger, submitted this revised Site Plan Amendment to Council and reviewed the change made in the proposed addition along the west side of the building, this change has been made to reduce the amount of a two hour fire wall required to be constructed. Mr. Minner reviewed the screening of an evergreen hedge along the east side of this property and a fence screening the parking area from adjacent residences. Upon question of Mr. Sweetman, Mr. Minner advised that, according to present zoning requirements, the Applicant is not required to provide screening along the west property line. Mr. Sweetman moved that the Site Plan Amendment for the Dr. Dave Ellinger Building, 107 East Franklin Street, Centerville, Ohio, be approved, as submitted on the drawing dated December 28, 1981, revised January 27, 1982 and including all the conditions placed upon it by the City Planning Commission and the Board of Architectural Review. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### CITIZENS FEDERAL

Mr. Schwab reviewed for Council a proposed Site Plan Amendment for Citizens Federal, to add a third drive-through Teller at their location in the Centerville Place Shopping Center, 1033 South Main Street. This addition will require a redesign of the planter island in their area of the Shopping Center. The Planning Commission recommended approval of this Plan, as submitted. Mr. Singer moved that the Site Plan Amendment for Citizens Federal, 1033 South Main Street, be approved, as submitted. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### CENTERVILLE MILL

Mr. Schwab reviewed a proposed Site Plan Amendment for the Centerville Mill, 7991 Clio Road, which includes a redesign for the parking layout and an Application for outdoor storage. Parking spaces proposed exceed the minimum number required by the Centerville Zoning Ordinance. The Planning Commission recommended approval of this Site Plan Amendment subject to the following conditions:

1. Deletion of those parking spaces that are signified by an "X" on the Site Plan.
2. The southeast corner of the off-site storage area be removed to allow for 9 feet of circulation and maneuvering area for parking spaces Number 20 through 23.
3. Provide lane striping or arrows to designate traffic circulation.

During consideration of this Site Plan proposal, Council expressed concern relative to the maneuverability of cars parking along the east side of the building and vehicles driving upon the walkway along Clio Road. Mrs. Lake suggested that perhaps this lot is overdeveloped in consideration of public safety. Mrs. Lake moved that the Site Plan Amendment for the Centerville Mill

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be tabled for further action. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Sweetman reviewed for Council the Public Hearing held by the Cable TV Council relative to the \$1.00 rate increase for Cable TV requested by Continental Cablevision of Miami Valley, Inc. This Hearing included a live call-in program, the like which Mr. Sweetman encouraged by various Municipalities.

#### ORDINANCE NUMBER 2-82 SISTER CITY COMMITTEE

The Public Hearing was held concerning Ordinance Number 2-82. Mr. Taylor sponsored Ordinance Number 2-82, An Ordinance To Appoint Ronald Helms To The Sister City Committee For The City Of Centerville, Ohio, And Establishing A Term Of Office, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### ORDINANCE NUMBER 3-82 PUBLIC CONTRACTS

The Public Hearing was held concerning Ordinance Number 3-82. Mr. Kenning reviewed this proposed Ordinance to allow the purchase of equipment with a life of at least two years, without bid, provided written consent has been received from the Mayor, Deputy-Mayor or the Chairman of the Council Finance Committee. Mr. Siler sponsored Ordinance Number 3-82, An Ordinance Amending Chapter 105 Of The Centerville Municipal Code Relating To Public Contracts, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### ORDINANCE NUMBER 4-82 ANNEXATION LUTHERAN SOCIAL SERVICE

Mrs. McLaughlin presented to Council all annexation papers received concerning the annexation petition submitted by the Lutheran Social Service of the Miami Valley. Mr. Singer moved that Ordinance Number 4-82, An Ordinance Accepting The Application Of The Lutheran Social Service Of The Miami Valley For Annexation Of Territory, be set for Public Hearing on February 15, 1982. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### RESOLUTION NUMBER 3-82 TCC & MVRPC

Mr. Kenning reviewed a proposed merger between the Transportation Coordinating Committee of Greene and Montgomery Counties and the Miami Valley Regional Planning Commission. Mayor Stone advised that this merger has been endorsed by the Mayors and Managers Association of Montgomery County and by the majority of Communities in the Miami Valley area. Mrs. Heintz sponsored Resolution Number 3-82, A Resolution Approving The Proposed Merger Of The Functions Of The Transportation Coordinating Committee Of Greene And Montgomery Counties Into The Miami Valley Regional Planning Commission, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mr. Sweetman pointed out the fact that perhaps this merger should have taken place years previous.

#### ORDINANCE NUMBER 5-82 STATE ROUTE 48

Mr. Kenning reviewed a proposed Emergency Ordinance requested by the State of Ohio, Department of Highways, to resurface approximately 1.25 miles of North and South Main Street in the City of Centerville. ODOT has requested emergency legislation in order that this project will remain in place on the priority list for 1982 funding. Mrs. Lake sponsored Ordinance Number 5-82, An Emergency Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of The Hereinafter Described Improvement, Under The Supervision Of The Director Of Transportation, and

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moved that it be passed. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Upon question of Mr. Sweetman, Mr. Kenning reviewed recent patching of City streets, weather permitting. Mr. Sweetman brought attention to a broken fire hydrant located at the northwest corner of East Franklin Street and Maple Avenue. Mr. Kenning will again bring this to the attention of Montgomery County.

ORDINANCE NUMBER 6-82 STATE ROUTE 48

Mrs. Lake moved that Ordinance Number 6-82, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of The Hereinafter Described Improvement, Under The Supervision Of The Director Of Transportation, be set for Public Hearing on February 15, 1982. Mr. Sweetman 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