

RECORD OF PROCEEDINGS

Minutes of

SPECIAL COUNCIL

Meeting

BAYTON LEGAL BLANK CO. 10144

Held September 7, 19 82

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Tuesday, September 7, 1982 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Mayor J. V. Stone and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor
 Councilmembers Bernard Samples
 Jeffrey Siler
 Shirley Heintz
 Russell Sweetman
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab
 Municipal Attorney Robert Farquhar
 Administrative Assistant Jon Bormet

Mayor Stone advised that due to a previous commitment, Councilman James Singer could not be present for this Meeting. Mrs. Heintz moved that Councilman Singer be excused from this Meeting. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

HARTFORD HOUSE APARTMENTS

Mr. Schwab reviewed the revised Site Plan submitted for the Hartford House Apartments proposed to be located at 179 North Main Street, just behind the Marathon Gasoline Station, in the Architectural Preservation District. The Plan has been revised from 8 units to 6 units at a density of 8.5 units per acre, this being the same density under which the Wythe Parish Condominiums were constructed. Mr. Schwab reviewed a landscape plan approved by the Board of Architectural Review a few years previous for the subject property. The property owner has agreed to provide screening acceptable to Wythe Parish homeowners or in accordance with the plan approved by the BAR. Mr. Schwab reviewed the following recommendations of the Planning Commission and the Board of Architectural Review relative to the proposed Site Plan:

Planning Commission recommended approval with the following conditions:

1. Brick sidewalks be installed along North Main Street for the entire 2.1 acre parcel.
2. Final grading plan and storm water drainage plan be submitted, and approved by the City Engineer.
3. An easement be obtained for storm water connection to the northern property owner's storm water tile.
4. A fire hydrant be installed at a location approved by the Washington Township Fire Department.
5. The two easternmost proposed buildings along North Main Street (SR48) not be considered approved as part of this application.

Board of Architectural Review recommended approval with the following provisions:

1. The fencing on the west, north and south side be wooden fence.
2. Screening on the east side be greenery in accordance with the guidelines.
3. The proposed commercial buildings not be considered part of the application.
4. Windows be provided for north and south elevations in accordance with the Ordinance.
5. The offset windows on the west side be rearranged so they will be taller than wide and they be lined up with the windows on the first floor.
6. That a variance be granted to the applicant for greenhouse windows on the west side of the first floor.

Held September 7, 1982 continued

19

7. The offset elevation which is a cantilever on the west side be removed and straight side be provided.
8. That dumpster and its screening and storage building be omitted from this application. The applicant will work with Staff on a redesign.
9. That 4" siding be used rather than the proposed 5" as shown.
10. The chimney be metal, painted.
11. The vinyl siding be a smooth finish.
12. That the shutters be lagged to building.

Mr. Frank Schaefer, 67 Wythe Parish and representing the Wythe Parish Condominium Association, complimented the designer and contractor for this project for their cooperation with adjacent property owners.

Mr. Bill Simms, representing the Hartford House Group, complimented the Wythe Parish residents for their cooperation. He asked for some relief from condition number 1 of the Planning Commission, that he be granted a delay in the construction of brick sidewalks until the other developments on the property are constructed, to prevent damage to the walkways during construction.

Mr. Sweetman moved that the revised Site Plan submitted for the Hartford House Apartments, revised and submitted to the City of Centerville on August 13, 1982 be approved, subject to the recommendations made by the Planning Commission during their Meeting on August 31, 1982, and subject to the recommendations made by the Board of Architectural Review during their Meeting of June 15, 1982, and to include the stipulation that the construction of brick sidewalks in the development be delayed until the entire 2.21 acre tract is completed by August 31, 1983, that the Contractor or the owner of the property post a Bond with the City of Centerville to guarantee the performance of this sidewalk, construction to include the underlayment of concrete and to include the brick, the Bond amount to be set by the City Engineer. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

THE BARN

Mr. Schwab reviewed a Site Plan Amendment submitted for The Barn, proposed to be located at the southwest corner of Main and Franklin Streets. The Plan consists of an addition to the present barn to join two buildings together to provide for a lounge. The proposed parking area provides parking spaces in accordance with the requirements of the Zoning Ordinance, however, it does constitute a variance from the parking area location requirements in the Architectural Preservation District. The present westbound one way alley would be utilized for access into the parking area. Mr. Schwab reviewed the following recommendations of the Planning Commission and the Board of Architectural Review:

Planning Commission recommended approval with the following conditions:

1. A variance be granted by City Council to allow the front yard parking as shown on the Site Plan.
2. All existing concrete sidewalk along Franklin Street and South Main Street be replaced with brick sidewalk.
3. The front of the dumpster be screened with wooden gates.
4. A grading plan and storm water drainage plan be approved by the City Engineer.
5. A fire hydrant be installed along the South Main Street side of the property at a location acceptable to the Washington Township Fire Department.
6. The use of each building be added to the Site Plan.
7. Erect a barrier to protect the property of the residence south of the site with a one-way sign attached to that barrier.
8. The curb cut radii to the alley be changed to 10 feet.
9. One parking space along SR 48 be eliminated to save the existing tree.

DANTON LEGAL BLANK CO. 10144

Held Septmeber 7, 1982 continued

19

Board of Architectural Review recommended approval with the following modifications:

1. A variance be granted for horizontal windows and vertical siding.
2. The firewall details omit the battens and the finished concrete block wall be painted.
3. The location of the dumpster be completely modified to insure a truck can execute the necessary maneuvers for servicing.
4. The details of the guardrail protecting the property to the south be submitted to Staff for approval. They will be wood or metal covered with wood and the length of the guardrail will be determined between the property owner and Staff.
5. The colors are subject to those in the BAR color chart and approved by Staff.

Mr. Kenning made reference to a letter addressed to City Council from the Board of Architectural Review detailing their concern with the overuse of the subject property and the danger of damage from auto traffic, water and ice to the 23 South Main Street residence. Discussion followed relative to a potential traffic safety problem where the alley accesses from South Main Street and to providing some protection for the Magsig Home. Mr. Siler suggested that the alley be moved approximately 10 feet to the north and the present alley be closed at South Main Street, thus locating the alley and the entrance to the parking lot away from the Magsig Home. Mr. Douglas Langley, Architect representing the property owner, advised that this proposal could be further reviewed. Mr. Taylor moved that the Site Plan Amendment for the Barn be tabled until Mr. Siler's suggestion can be further explored. Mr. Siler seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Sweetman was not present for this item on the agenda due to a potential conflict of interest.

Mr. Sweetman returned to the Meeting at this time.

VOSS CHEVROLET

Mr. Schwab reviewed the Site Plan Amendment submitted for Voss Chevrolet located at 100 Loop Road in the City of Centerville. Proposed is an addition onto the existing building to the east, that building which is located on the south side of Loop Road. The Planning Commission recommended approval of this Plan as submitted. Mr. Siler moved that the Site Plan Amendment for Voss Chevrolet at 100 Loop Road be approved, as submitted. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 23-82 STATE ROUTE 48

Mr. Kenning reviewed a proposed Emergency Ordinance relative to the North Main Street Improvement Project, location being from Loop Road to just north of North Village Drive. This Ordinance is necessary in order to provide for State/Federal participation in the new traffic signalization at Fireside Drive and State Route 48. Mr. Sweetman sponsored Ordinance Number 23-82, 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 moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 24-82 STATE ROUTE 48

Mr. Sweetman moved that Ordinance Number 24-82, 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 September 20, 1982. Mr. Siler

Held September 7, 1982 continued19

seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 25-82 WASTE COLLECTION

Mr. Sweetman moved that Ordinance Number 25-82, An Ordinance Amending Chapter 957 Of The Municipal Code Relating To Changes In Rates, be set for Public Hearing on September 20, 1982. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 24-82 WHIPP ROAD

Mr. Kenning reviewed a proposed Resolution to authorize the Miami Valley Regional Planning Commission to continue with the development process for the Whipp Road Improvement; cost is estimated at approximately \$4,000.00 of which \$1,500.00 is Centerville's share. Mr. Taylor moved that Resolution Number 24-82, A Resolution Authorizing And Directing The City Manager To Extend An Agreement Between The City Of Centerville And The Miami Valley Regional Planning Commission For Implementation Of The Transportation Development Process Relative To Improvements Of Whipp Road In The City Of Centerville, Ohio, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCES NUMBER 26-82 27-82 28-82 FIRE CODE

Mr. Sweetman moved that the following Ordinances be set for Public Hearing on September 20, 1982:

Ordinance Number 26-82, An Ordinance Amending Chapter 1511 Of The Centerville Municipal Code By Adopting The Unified Fire Code, 1979 Edition With Certain Modifications.

Ordinance Number 27-82, An Ordinance Enacting Chapter 1513 Of The Centerville Municipal Code, Establishing A Bureau Of Fire Safety And Setting Forth its Duties And Powers.

Ordinance Number 28-82, An Ordinance Adopting Chapter 1515 Of The Centerville Municipal Code To Provide For Fire Inspections And Correction Of Violations.

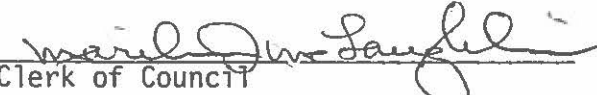
Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of Council