

RECORD OF PROCEEDINGS

Minutes of

COUNCIL REGULAR

Meeting

Held October 18, 1932

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, October 18, 1932 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 Charles Taylor
 Councilmembers Jeffrey Siler
 James Singer
 Bernard Samples
 Shirley Heintz
 City Planner Alan Schwab
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Randolph
 Municipal Attorney Robert Farquhar
 Administrative Assistant Jon Bormet

Mayor Stone advised that Councilman Russell Sweetman was on active duty with the Army Reserves, thus his absence from this Meeting. Mr. Singer moved that Councilman Sweetman be excused from this Meeting. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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

Council Meeting - October 4, 1932.

Council Work Session Meeting - October 4, 1932.

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 six ayes in favor of the motion.

Mr. James Rauch, City Beautiful Commission Member, explained City Beautiful Awards to be presented in appreciation for outstanding contributions of beautification in the City of Centerville. Scott Wallace, Centerville-Washington Township Jaycees, and Jill Wallace, Centerville Women Jaycees, showed slides defining the location of the award winners. Awards were presented as follows:

Residential

Mr. & Mrs. Robert Jackowski, 520 East Whipp Road
 Mr. & Mrs. Paul Dabbelt, 140 Cloverwood Drive
 Mr. & Mrs. Ronald Gabbard, 94 Tuxworth Road
 Mr. & Mrs. Frank Sato, 75 Mimosa Drive
 Mr. & Mrs. William Caulfield, 384 Blackstone Drive
 The Metcalf Family, 5279 Burning Bush Lane
 Mr. & Mrs. Robert Sweeney, 7840 Stanley Mill Drive
 Greenbrier Commons Condominiums, 1239 Old Greenbrier Lane

Non-Residential

Routsong Funeral Home, 81 North Main Street
 Unique Designs Flower Shoppe, 25 East Franklin Street
 Miami Valley Softwater, 59 West Franklin Street

The Council Meeting was recessed at this time for a reception and refreshments with the participants.

Following the reception, Mayor Stone reconvened the Meeting in the Council Chambers.

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Mayor Stone reviewed Centerville's recent visit to Sister City Waterloo, Ontario Canada, the weekend of October 8-12, 1982. 34 representatives from the City of Centerville traveled to Waterloo to participate in the annual Waterloo-Kitchener Oktoberfest. Mayor Stone extended a welcome to the listening audience to join the delegation from Centerville to the 1983 Oktoberfest, children are encouraged to participate.

Mayor Stone announced Beggars' Night Sunday, October 31, 1982 from 6:00-8:00 P.M.

Mr. Bormet advised that leaf collection began Monday, October 11, 1982 in the City of Centerville. He encouraged residents to refer to the Centerville Town Crier for the schedule for pick-up.

BOB ROSS BUICK, INC.

Mr. Schwab reviewed the Planning Commission Meeting held October 14, 1982. He reviewed the Site Plan Amendment submitted for Bob Ross Buick, 85 Loop Road in the City of Centerville. The request is to asphalt pave the gravel area and construct a temporary sales building on the site for a period of one to two years. The Planning Commission unanimously recommended approval of this Plan including the temporary building, the building to be approved for a period of one year with an option of the second year and providing it meets all building codes, subject to drainage to be approved by the City Engineer and two landscaping bushes placed on each side of the staircase. Mr. Siler questioned the need for shrubs to be placed on each side of the staircase leading to the temporary building. Mr. Siler moved that the Site Plan Amendment submitted for Bob Ross Buick, Inc., dated October 14, 1982 be approved, including the temporary building, the building to be approved for a period of one year with an option of the second year and subject to drainage to be approved by the City Engineer. Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ZONING ORDINANCE AMENDMENT CLARK-GREIMANN REZONING

The Public Hearing was held concerning the Appeal filed by Clark-Greimann Development Corporation against a decision rendered by the Planning Commission during their Meeting on August 31, 1982 to deny the request for rezoning approximately 20 acres of land, more or less, from Centerville R-1 to Centerville R-2 zone classification. Mr. Schwab reviewed the Rezoning Request and located the subject property on a map, being situated along the south side of Centerville Station Road and east of the intersection of Southbury Drive with Centerville Station Road. Mr. Schwab pointed out the fact that all adjacent land is zoned R-1 and is used for single family residences. The request would permit the reduction of lot sizes from 20,000 to 15,000 square foot lots. Lots in Black Oak Estates, a development to the west, have an average of 18,500 square feet, a reduction from 20,000 made possible through the dedication of park land. The Planning Commission denied this rezoning request based upon the fact that arguments in favor of the rezoning are both economic and demographic, the property in question possesses no characteristics which differ from other R-1 zoned land and based upon the fact that being requested are special privileges not available to developers of other R-1 zoned property.

Mr. Vic Greimann, owner of the property, reviewed his Rezoning Request. He pointed out a third argument of natural resources, the burden of maintenance for property owners of large lots. He brought attention to the small lots which abutt his property to the west and the impact upon his property created by park traffic to the east. He further pointed out additional development costs incurred upon this property due to the park development.

Mr. Taylor expressed the need for smaller lot sizes in the City of

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Centerville, he emphasized the importance of this matter to be considered by the Zoning Task Force Committee. Upon question of Mr. Taylor, Mr. Schwab reviewed the park land dedication/lot reduction provision contained in the Centerville Zoning Ordinance and how this might be of benefit to the developer of this property. Mr. Taylor moved that the Rezoning Request filed by Clark-Greimann Development Corporation be tabled in order to explore the possibility of park land dedication/lot reduction concerning the development of the subject land. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Schwab will work with Mr. Greimann to research alternatives.

ORDINANCE NUMBER 29-82 SUBDIVISION REGULATIONS

The Public Hearing was held concerning Ordinance Number 29-82. Mr. Bormet reviewed this proposed Ordinance to provide a contractor a six month extension period upon request in order to complete improvements in a subdivision and to provide for additional extensions if necessary. Mr. Siler sponsored Ordinance Number 29-82, An Ordinance Amending Section 1123.17A3 Of The Centerville Municipal Code To Provide Extensions Of Time For Completion Of Public Improvements, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 30-82 CITY BEAUTIFUL COMMISSION

The Public Hearing was held concerning Ordinance Number 30-32. Mr. Singer sponsored Ordinance Number 30-82, An Ordinance To Appoint Phyllis Keller To The City Beautiful Commission For The City Of Centerville, Ohio, And Establish A Term Of Office, and moved that it be passed. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 30-82 BOARD OF ARCHITECTURAL REVIEW

Mr. Samples read and sponsored Resolution Number 30-82, A Resolution Of Appreciation For The Services Of James T. Reppert, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 31-82 INSURANCE TRUST FUND

Mr. Bormet reviewed a proposed Resolution that will provide for the transfer of monies into a separate fund for the establishment of the City's Self Funded Insurance Program. Mr. Siler sponsored Resolution Number 31-82, A Resolution Establishing An Insurance Trust Fund, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 31-82 COMMUNITY FISCAL ANALYSIS COMMITTEE

Mr. Taylor moved that Ordinance Number 31-82, An Ordinance To Appoint Linda K. Neufeld To The Community Fiscal Analysis Committee For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on November 1, 1982. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 32-82 ARTS COMMISSION FUND

Mr. Samples sponsored Resolution Number 32-82, A Resolution Abolishing The Arts Commission Fund And Transferring Funds Therein To The General Fund, and moved that it be passed. Mr. Singer 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