

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10141

Held November 15, 1982

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, November 15, 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 Charles Taylor
 Councilmembers James Singer
 Jeffrey Siler
 Shirley Heintz
 Bernard Samples
 Russell Sweetman

Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 Administrative Assistant Jon Bormet
 City Planner Alan Schwab
 Service Director Richard Bishop
 Director of Finance William Bettcher
 Police Lieutenant William Lickert
 Municipal Attorney Robert Farquhar

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

Council Meetings - October 30, 1982.
 - November 1, 1982.

Council Work Session Meeting - November 8, 1982.

Mrs. Heintz moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion; however, Mr. Taylor abstained from the October 30, 1982 Meeting Minutes.

Mrs. McLaughlin announced the receipt of a Notice of Intent to Appeal and an Appeal filed by Wilson Sign Company, Inc., against a decision rendered by the City Planning Commission during their Meeting on Tuesday, October 26, 1982, to deny an applicaton for signage for Domino's Pizza, 885 East Franklin Street. A Public Hearing has been set for December 6, 1982.

Mr. Kenning reported the following during his City Manager's Report:
 The City will open Bids on Tuesday, November 16, 1982 for General Liability and Comprehensive Insurance coverage.

Negotiations have concluded with the Dayton Power and Light Company to set rates for street lights in Municipalities through December 31, 1984.

WALDEN PLACE

Mr. Kenning reviewed the Planning Commission Meeting held October 26, 1982. The Planning Commission and Board of Architectural Review have recommended denial of the Site Plan proposed for Walden Place, a condominium project to be located at the dead end of Westerly Lane, west off South Main Street in the Architectural Preservation District.

Deputy-Mayor Charles Taylor left the Meeting at this time due to a potential conflict of interest.

Mr. Schwab reviewed this Site Plan consisting of sixteen dwelling units, including the present single family residence, and three parking spaces per dwelling unit (2 garage spaces and 1 parking space). Proposed density is 7 dwelling units per acre, permitted density under the Zoning Ordinance is 5.4 dwelling units per acre. The proposal includes some improvement to the

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private Westerly Lane. Mr. Schwab reviewed a Plan for this same property previously considered and denied by City Council, said Plan consisting of long dead end roadways causing concern for service by emergency vehicles. The street pattern has now been changed to provide continuous link throughout the project. All streets in the development will be private. The Planning Commission unanimously recommended denial of this Site Plan due to three safety concerns: 1. driveway areas are not deep enough to prevent cars from extending into the street, 2. streets should be wide enough for parking on one side and emergency equipment to flow through, 3. density proposed restricts the width of streets. The Board of Architectural Review unanimously recommended denial of the Site Plan due to a lack of sufficient information relative to screening, materials, lighting and elevations.

Mr. Stephen Johnson, Applicant, was present to clarify any questions concerning the proposed development. He agreed with all ten conditions projected by Council during a Work Session held November 8, 1982. Mayor Stone reviewed these ten conditions:

1. Garages be rearranged so that vehicles can park in driveway and not extend into the roadway.

2. No raised curb be permitted along the 18 foot wide streets.

3. A one foot gravel berm be provided along each side of all streets to create a 20 foot travel width.

4. No parking signs be erected throughout the development to prohibit parking along roadways and condominium documents prohibit such parking.

5. Before any construction begins, a perpetual maintenance agreement between all property owners on Westerly Lane acceptable to the Centerville Municipal Attorney be legally recorded.

6. A plan for the storm water drainage on the site be approved by the City Engineer.

7. The entire length of Westerly Lane to State Route 48 be improved to standards approved by the City Engineer.

8. The water line and fire hydrant plans be approved by the Washington Township Fire Department.

9. A "T" intersection be constructed between existing Westerly Lane and the eastern entrance drive to the property.

10. The Plan be approved subject to the review of the Board of Architectural Review in the areas of their authority.

However, Mr. Johnson emphasized the fact that the feasibility of the project depends upon approval of the density requested.

Mr. Sweetman requested assurance that no parking will be permitted along the streets throughout the project, and that easement lines be designated so that the developer does not utilize any property designated as an easement for access purposes for Westerly Lane.

Following discussion of previous mentioned conditions, Mr. Singer moved that Council agree in principle to approve the density for Walden Place not to exceed seven units per acre and that the standard procedure be followed for approval by the Planning Commission and the Board of Architectural Review. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Taylor returned to the Meeting at this time.

ORDINANCE NUMBER 32-82 PERSONNEL APPEALS BOARD

The Public Hearing was held concerning Ordinance Number 32-82. Mrs. Heintz sponsored Ordinance Number 32-82, An Ordinance To Appoint Lester R. Stauske To The Personnel Appeals Board For The City Of Centerville, Ohio, And Establish A Term Of Office, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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ORDINANCE NUMBER 33-82 ELECTRIC LIGHTS

Mr. Taylor moved that Ordinance Number 33-82, An Ordinance Fixing The Price Which The Dayton Power And Light Company, Its Successors And Assigns, May Charge For Electric Light Furnished To The Public Grounds, Streets, Lanes, Alleys And Avenues In The City Of Centerville, State Of Ohio, For A Period Of Twenty-Four Months Commencing On The 1st Day Of January 1983, And Ending On The 31st Day Of December 1984, And Determining The Manner In Which Said Lighting May Be Furnished, Provided And Paid For, And Repealing Ordinance Number 14-82, Passed By The Council Of The City Of Centerville On August 2, 1982, be set for Public Hearing on December 6, 1982. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 34-82 CITY BEAUTIFUL COMMISSION

Mr. Siler moved that Ordinance Number 34-82, An Ordinance To Appoint Geneva Rubins To The City Beautiful Commission For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on December 6, 1982. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Jack Layne, Executive Director for the Miami Valley Cable TV Council, was present to give a quarterly report to City Council. He reviewed recent staff changes, Franchise Agreement discussions, new programming and the status of proposed legislation. He announced the next Cable TV Council Meeting scheduled for Wednesday December 17, 1982 to begin at 7:30 P.M. at the West Carrollton Government Center.


Upon question of Mr. Sweetman, Mr. Kenning reviewed Meetings recently held with Centerville School Representatives to review alternatives to solve potential safety problems with the elimination of high school busing January 3, 1983. A report and recommendation will be before the Council Safety Committee in the very near future. Mr. Sweetman encouraged completion of this project as soon as possible.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of Council