

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 30, 1982

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor J. V. Stone  
Deputy-Mayor Charles Taylor  
Councilmembers Russell Sweetman  
Jeffrey Siler  
Shirley Heintz  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Jon Bormet  
City Planner Alan Schwab  
Fire Chief Randall Staley

Mr. Sweetman was excused from the Meeting for the first agenda item, due to a potential conflict of interest.

Mr. Schwab reviewed for Council the Site Plan proposed for the Barn, location being the southwest corner of Main and Franklin Street, being west and south of the existing Confederated Artist Shop, in the Architectural Preservation District. The property owner proposes to construct an addition to an existing barn joining two buildings on the properties and to add a considerable amount of parking space to the site; the use being a lounge. Mr. Kenning reviewed the following recommendations concerning the Barn:

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 State Route 48 be eliminated to save the existing tree.

The Board of Architectural Review approved the plan subject to 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.

Concern was expressed by various Councilmembers relative to the location of the dumpster on the property, the close proximity of the entrance into this property with the residence to the south, the width of the one-way alley being used for access to the parking area, the potential amount of activity in a small area, the radius of the alley off South Main Street and the ultimate effect upon the property to the south. This proposal will be an agenda item for the Council Meeting scheduled for September 7, 1982.

Fire Chief Staley reviewed for Council three pieces of legislation prepared to adopt the fire code-1979 edition with certain modifications. The most significant requirement being the installation of smoke detectors in residential units. Discussion followed concerning the total fire safety program for the Centerville area. Mayor Stone suggested that a future Council Work Session Meeting be devoted to a complete review of the fire protection system. Council concurred that the three Ordinances relative to fire protection be placed on the agenda for the September 7, 1982 Council Meeting.

Mr. Kenning reviewed a proposed Ordinance to increase the fee charged for special pick-ups and chipper service by the City's Service Department. It also provides the ability to adjust the Waste Collection Fee to reflect any changes made in the fee set by Montgomery County for the disposal of waste. Mr. Taylor requested that any changes in this Fee be brought before Council for approval prior to such changes being made. The Ordinance will be revised to include this request.

Mr. Kenning recommended that the City of Centerville renew the Contract with the Miami Valley Regional Planning Commission to provide for the additional Hearings required for the Whipp Road Improvement Project. The cost to the City of Centerville will be \$1,000.00. Council concurred that the necessary legislation be prepared.

Mr. Kenning reviewed proposed legislation from the State of Ohio, Department of Highways concerning the North Main Street Improvement Project. Council concurred to move forward with this legislation. This has been prepared as an emergency measure due to the immediate approval needed by the State Highway Department.

Mr. Kenning announced the Dayton Power and Light Company's appeal against our proposal for 1983. This case has been appealed to the Public Utilities Commission of Ohio. If needed, the same Attorney will be used by the City as in previous case. Mr. Kenning is serving on the negotiating team to

resolve the street lighting problem for 1983. He briefly reviewed the contract being pursued.

Mr. Kenning advised that the Lyons Club has offered \$30.00 per month to rent space in the City of Centerville Garage Building located behind the Municipal Building. Council concurred that Mr. Kenning negotiate with the Lyons Club on an agreed cost.

Approved:

Mayor



  
Marilyn J. McLaughlin  
Clerk of Council