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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, January 19, 1981 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman Leonard Stubbs 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

Russell Sweetman

Leonard Stubbs

Jeffrey Siler

Clerk of Council Marilyn McLaughlin

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 5, 1981.

Council Work Session Meetings - January 5, 1981.

January 12, 1981.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Stubbs abstained.

Mr. Farquhar administered the Oath of Office to Sister City Committee Members Ron Helms and Ted van Ruiten.

Mrs. McLaughlin announced the receipt of a Notice of Intent to Appeal a decision rendered by the Board of Architectural Review during their Meeting on January 6, 1981, filed by Warehouse Beer Systems, Company, Inc. concerning their sign application for 179 North Main Street.

Mayor Stone reviewed a recent Meeting of the Mayors and Managers Association at which time a draft copy of the new Charter for Montgomery County was distributed. Mayor Stone welcomes any suggestions and recommendations for the adoption of this proposed Charter.

Mayor Stone gave a brief update concerning our Sister City Relationship with Bad Zwischenahn in Germany and Waterloo in Canada; formalities only remain to be completed.

During the City Manager's Report, Mr. Minner reviewed comparative figures from 1974 through 1980 for the Police Department in rendering services. Gasoline usage in City vehicles by City Staff for the year 1980 was also reviewed.

OLYMPIC INDUSTRIAL PARK

Mr. Minner reviewed the Planning Commission Meeting held January 6, 1981. Mr. Schwab reviewed a Revised Preliminary Plan for Olympic Industrial Park, property being located north of Thomas Paine Parkway and east of Bigger Road, zoned I-1, consisting of 37.8 acres, requested is the division into 28 lots. Mr. Schwab located the subject property on a map and reviewed

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adjacent land uses. A Record Plan for this same property was approved a few years previous including a stub street to the south property line. This proposed Revised Plan deletes the stub street and ties Olympic Drive directly into Bigger Road. Planning Commission unanimously recommended approval of this Plan subject to the following conditions:

1. The future possible right-of-way line for the two lots fronting on Bigger Road be shown on the Plan.
2. The applicant recognize that the proximity of the proposed intersection of Olympic Drive with Bigger Road would almost certainly have to be restricted to right-in and right-out movements if the I-675 Bigger Road bridge is constructed.
3. The applicant recognize that the configuration of the two proposed lots fronting on Bigger Road would be greatly impacted by the construction of the I-675 Bigger Road bridge and temporary Bigger Road bypass.
4. The approval be conditioned on the Ohio Department of Transportation approving this Plan.

Mr. Stubbs suggested that the views of the Department of Transportation, State of Ohio, be received prior to final approval. Mrs. Lake suggested that the City Staff prepare an alternate Thoroughfare Plan for the area, she expressed concern with creating another access to Bigger Road. Mrs. Lake moved that this item be tabled for discussion during the next Council Work Session Meeting. Mr. Sweetman seconded the motion. Mr. Robert Archdeacon, Woolpert Consultants and representing the property owner Ralph Woodley, sees no alternative for the development of this land for industry. Mrs. Lake suggested that he pursue an access other than Bigger Road with adjacent property owners. Mr. Archdeacon agreed with an extension for approval of this Revised Preliminary Plan. A roll call vote resulted in seven ayes in favor of the motion.

WELLINGTON PARK SECTION ONE

Mr. Schwab reviewed a proposed Record Plan for Wellington Park, Section One, property located north of State Route 725 and east of Loop Road. The Plan includes the dedication of one street off Loop Road just south of the northernmost curb cut into the Gold Circle Parking Lot. Mr. Schwab located the subject property on a map and reviewed adjacent land uses. The Planning Commission, by a 6-1 vote, recommended approval of this Record Plan subject to the following conditions:

1. The proposed street be named on the plat.
2. Two fire hydrants be added to the Plan which meet with the approval of the Washington Township Fire Department.
3. A Performance Bond and Inspection Fee be filed in amounts approved by the City Engineer.
4. The applicant agree to extend the approval period 30 days and submit an amended Plan reflecting these conditions to the City Council.

Mr. Schwab advised that City Staff also recommended that the centerline of the proposed roadway be moved to line up with the centerline of the northernmost curb cut of Gold Circle onto Loop Road. In addition, City Staff recommends that sidewalk be shown on both sides of the proposed street. Mr. Vic Green, Mills-Wright Inc Realtors and representing the three property owners involved, explained why he believes lining-up the curb cuts is not a desirable approach. The subject curb cut into Gold Circle is a truck entrance and is therefore not used a great deal, it is a secondary cut. He explained problems which the relocation of the proposed street would cause for the property owners involved. Mr. Green suggested that when the property to the north of Gold Circle is developed, that curb cut line-up with the proposed street in Wellington Park. Mr. Green advised that a relocation of the proposed street would be costly, cause delay in an active project and cause some shifting of plans, however, it could be done. As

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suggested by Mrs. Lake, Mr. Green will explore the possibility of an agreement by the Gold Circle property owner to close the subject truck entrance into the parking lot if a curb cut to the north is created in the future. Mr. Green agreed to postpone this matter for discussion at the next Council Work Session Meeting. Mrs. Lake moved that the Record Plan for Wellington Park be tabled for discussion during the Council Work Session Meeting to be held January 26, 1981. Mr. Singer seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Sweetman and Mrs. Heintz were absent during this item on the agenda due to a potential conflict of interest.

ST. JOSEPH HOME FOR CHILDREN CONDITIONAL USE REQUEST

The Public Hearing was held concerning a Conditional Use Request filed by St. Joseph Home for Children to conduct a Residence Family Home at 238 South Main Street in the City of Centerville. Mr. Schwab located the subject property on a map and reviewed adjacent land uses. The home is proposed for the northeast corner of Waterford Drive and South Main Street to house a maximum of eight foster children from twelve to eighteen years of age. The home will have twenty four hour supervision by six professional staff persons, two per eight hour shift. Based upon all information available, the Planning Commission recommended approval of this facility to City Council.

Mr. Michael Darr, Unit Supervisor and would be Director for the proposed home at 238 South Main Street, reviewed the application. Children placed in this home would not be delinquent, nor drug offenders, nor exmental patients; it would provide a residence for children after their eighteen month stay at the current St. Joseph Home for Children, requiring no more institutional guidance. Mr. Darr pointed out that in accordance with Ohio State Licensing requirements, there will be a maximum of two children per bedroom; the office will be located in a corner of the livingroom, the garage and family room will be used for recreational activities as well as other St. Joseph's facilities and Staffs' time will be utilized in organized activities for the children. Mr. Darr made reference to a market study provided by the Human Services Commission, State of Ohio, which indicates no affect upon the market value of adjacent properties to a group home. Upon question of Mr. Siler, Mr. Darr advised the children will remain in the home until they are eighteen years of age or a more suitable place becomes available for them, they will seek employment for the children and the children will be involved in community projects. Mr. Sweetman expressed concern with the amount of people occupying the home at the same time. As questioned by Mrs. Heintz, Mr. Darr explained how the home will be supervised by Staff at all times.

Mr. Ron Gabbard, 94 Tuxworth Road, indicated his opposition to this type home being conducted in a single family residential area. He also expressed concern with the number of people proposed to occupy the home. While Mr. Gabbard made reference to Restrictive Covenants on the Deed, Mr. Farquhar explained how these restrictions are enforced by individual property owners not the City Council.

Mr. Rosco Howard, 235 South Main Street, believes the proposed use is not in keeping with the intent of the neighborhood.

Marcy Wylie, 204 Waterford Drive, sees no purpose for this type home to move into a residential area.

Mr. Johannes Pilgert, 44 Tuxworth Road, expressed concern with recreation needed for the children and with the exterior condition of the home.

Mr. Rich Markley, 64 Waterford Drive, encouraged City Council not to lessen restrictions to place an additional burden upon one neighborhood. He views this proposed use as a detriment to the neighborhood and as having a

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financial affect upon other properties in the area.

Mr. Jerry Haney, 248 South Main Street, spoke in favor of the proposed residence family home, he fears no problem with this type use in the neighborhood.

Dr. Robert Collins, M.D., office at 245 West Elmwood Drive, through previous dealings with Mr. Darr and children from the St. Joseph's Home, described these children as not drop outs, they have been kicked around and abused, they are not aggressive, they will be well cared for.

Lou Bordonaro, 135 Waterford Drive, expressed concern with eight children in this size home, he would like the neighborhood to remain single family residential.

Charlotte Hoover, 295 South Main Street, questioned how supervision and activity in this type home can be handled.

Lynn Elliott, 135 Weller Avenue, a social worker in private practice, offered her support for the facility, she is familiar with the Staff and children at the St. Joseph Home for Children, these are not problem children, she believes neighborhood children can benefit from children with different backgrounds.

Linda Rose, a volunteer at St. Joseph Home for Children and a resident of Washington Township, described these children as warm and loving, needing to grow with respect.

Leo Mulligan, 5742 Anne Lane, spoke in favor of the entire proposal. He is familiar with the parent facility, these children are in an institution through no fault of their own. He believes these children deserve the right to mix in with a Community. He also believes that these children can benefit from Centerville's fine school system.

Monnie Bordonaro, 135 Waterford Drive, suggested that Mr. Darr should be more positive with his convictions about the operation of the home.

Mr. Darr addressed many of the questions offered by concerned residents.

Upon question of Mr. Stubbs, Mr. Darr advised that meals will be served in the home, the children are assigned chores. During the summer months children are sent to various camp sites for periods of time. Vacancies in the home will be filled when there becomes an appropriate candidate.

Mr. Farquhar described the following legal basis by which City Council could deny this Conditional Use Request: if a zoning requirement could not be met or if it was determined to be detrimental to public health, safety, morals and general welfare.

Mrs. Lake clarified the fact that the Application being considered is not a rezoning, not a variance or waiver, it is a Conditional Use Request which makes no change to the present zoning.

Mrs. Lake moved that the Conditional Use Request filed by St. Joseph Home for Children be referred to a Council Work Session Meeting for further clarification on certain issues. Mr. Sweetman seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Stubbs abstained, Mr. Siler voted no.

ORDINANCE NUMBER 1-81 PUBLIC NOTICE

Mr. Sweetman moved that Ordinance Number 1-81, An Ordinance To Amend Ordinance Number 13-68 To Determine Five (5) Of The Most Public Places In The City Of Centerville For Purposes Of Publishing Notices, Ordinances, Resolutions, Proclamations and Reports, be set for Public Hearing on February 2, 1981. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

COUNCIL COMMITTEES 1981

Mayor Stone announced the following Council Committee Appointments for the year 1981:

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Community Relations & Development	Shirley Heintz, Chairman James Singer Nora Lake
Legislative	James Singer, Chairman Shirley Heintz Nora Lake
Safety	Russell Sweetman, Chairman Leonard Stubbs Jeffrey Siler
Finance	Jeffrey Siler, Chairman Leonard Stubbs Russell Sweetman

Mr. Sweetman moved that Council approve the foregoing Council Committee Appointments for the year 1981. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Stone reminded City Council of a Legislative Update scheduled with Senator Charles Curran for Tuesday, January 20, 1981 to begin at 7:30 A.M. at the Denny's Restaurant on Far Hills Avenue.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

Attest:


Clerk of Council