

NATION LEAD PAPER CO. 10134

Held March 2, 19 81

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, March 2, 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 Russell Sweetman 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 Jeffrey Siler
 - Russell Sweetman
 - Shirley Heintz
 - James Singer
- Clerk of Council Marilyn McLaughlin
- City Manager Darryl Kenning
- 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
- Acting Municipal Attorney Brian Weaver

Mayor Stone recognized Boy Scout Troop 316 in attendance at this Meeting.

Mr. Kenning reported the following during his City Manager's Report: The Service Department Activity Report for the month of February, 1981 was reviewed as well as the Building Inspection Report for the same month.

Mr. Kenning reviewed progress being made on drainage studies for various areas of the City of Centerville.

Mr. Sweetman announced the Interconnect Inauguration to be held between the City of Dayton Cable and the Six Cities Cable, Thursday, March 5, 1981 at 7:00 P.M. at 3700 Far Hills Avenue in Kettering. An invitation to attend this ceremony was extended to everyone interested.

Mrs. Heintz reviewed a Senate Hearing which she attended on behalf of the City of Centerville, in Columbus concerning a proposed Merger Bill; various problems are yet to be cleared.

Mrs. Lake reported on the National League of Cities Conference held in Washington, D.C., from which she had just returned.

WAREHOUSE BEER SYSTEMS COMPANY, INC.

The Public Hearing was held concerning an Appeal filed by Warehouse Beer Systems Company, Inc., against a decision rendered by the Centerville Board of Architectural Review during their Meeting on January 6, 1981 to deny an Application to erect a Directional Sign adjacent to the driveway for Warehouse Beer Systems at 179 North Main Street.

Councilman Jeffrey Siler excused himself at this time due to a potential conflict of interest.

Mr. Minner located the subject property on a map, being situated in the Architectural Preservation District in the City of Centerville. Slides were shown detailing views of the building from various directions along North Main Street. The Application is for a driveway identification sign and was considered under the requirements of the previous Architectural Preservation District Ordinance which permitted one sign per occupant. Various sign sketches and sizes were reviewed which had been submitted at various Meetings for Board of Architectural Review consideration. Mr. Minner reviewed the sign which was finally considered by the Board of Architectural Review on

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on January 6, 1981, being 2 1/2 feet high, 4 feet wide with the logo extending above the sign approximately 6 inches. At that Meeting the Board expressed concern with the fact that the sign was an identification sign rather than a driveway directional sign. They made several suggestions during their review process:

1. that only landscaping be used to delineate the driveway.
2. that the sign be reduced to 2 feet by 3 feet including the logo and arrow similar to that sign finally considered.
3. that the applicant remove the wall mounted sign and place a free standing sign closer to the street for identification and driveway delineation.

Mr. Minner explained the fact that the Board of Architectural Review did agree that a driveway identification sign was needed, however, they believed that any decision should be fair and equitable to all businesses in the Architectural Preservation District and that the Applicant maintained that he desired a directional sign only.

Mr. James Swaim, representing Warehouse Beer Systems, advised that complaints have been received relative to ingress and egress to the store, thus the need for a driveway identification sign. The proposed sign was designed by the Blommel Sign Company, the size of letters being that which is considered necessary under the traffic conditions in the area. Mr. Swaim sees no need to erect a sign of a size inadequate to be of use to passersby. He explained the fact that the Board of Architectural Review voted by a 3 to 1 vote to approve the sign on November 18, 1980, but four affirmative votes were needed for passage.

Mr. Michael Pikarek, representing the Board of Architectural Review, presented their point of view; the major issue being that the sign must be considered a second sign, the sign as proposed is not only a directional sign but also an identification sign. The Board views this as a request for a Variance and fails to recognize the absence of a sign as being a hardship to the Applicant. Other businesses along State Route 48 experience the same problems as the Warehouse Beer store; a motorist looking for the drive-in can see it from the street.

Mrs. Lake suggested that perhaps this case could be addressed during a future Council Work Session Meeting to obtain something of benefit to Warehouse Beer Drive-in, fair and equitable to other merchants in the center of town and accomplish that which is intended in the Architectural Preservation District. Mrs. Lake moved that the Appeal filed by Warehouse Beer Systems Company, Inc. be tabled for discussion during a future Council Work Session Meeting. Mr. Singer seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mayor Stone informed Mr. Swaim that this item will be discussed during the Work Session to be held March 23, 1981 to begin at 7:45 P.M.

Mr. Siler returned to the Meeting at this time.

RESOLUTION NUMBER 6-81 HEALTH SERVICES

Mrs. Lake sponsored Resolution Number 6-81, A Resolution Authorizing And Directing The City Manager To Enter Into Contracts With The Montgomery County Combined General Health District For The Year 1981, and moved that it be passed, subject to the Agreement for staff development and in-service training and the Agreement for Free Clinic, each being reduced from \$1,000.00 to \$500.00. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Stone announced the Meeting of the Citizens for Cooperative and Responsive Government Committee scheduled for Wednesday, March 4, 1981 to begin at 7:30 P.M. in the Community Room of the Centerville Municipal Building. All interested citizens are invited to attend.

RECORD OF PROCEEDINGS

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Minutes of

Meeting

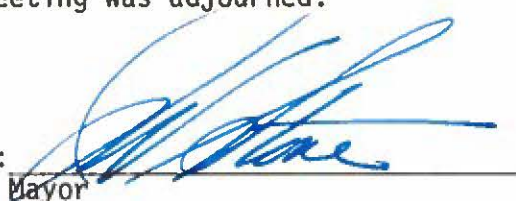
WATSON LEGAL BLANK CO. 10114

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ORDINANCE NUMBER 7-81 PERSONNEL APPEALS BOARD

Mrs. Lake moved that Ordinance Number 7-81, An Ordinance Appointing Charles P. Brown As A Member Of The Personnel Appeals Board Of The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on March 16, 1981. 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 the Council