

RECORD OF PROCEEDINGS

OPTIONAL FORM NO. 10134

Held August 3, 19 81

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, August 3, 1981 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 Nora Lake
- Councilmembers Shirley Heintz
- Jeffrey Siler
- James Singer
- Charles Taylor
- Russell Sweetman
- 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
- Acting Municipal Attorney Gayle Young

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

- Council Meeting - July 20, 1981.
- Council Work Session Meetings - July 20, 1981.
- July 27, 1981.

Mr. Sweetman 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, Mrs. Lake abstained from the July 27, 1981 Work Session Minutes.

Mayor Stone encouraged all residents of the City of Centerville to vote August 4, 1981 in support of the passage of the Income Tax increase. He outlined the current needs of the City and how additional revenue will be utilized. He clarified those residents and the percentage of same who will be affected by the proposed Income Tax increase.

Mr. Minner, on behalf of the City Manager, expressed appreciation to all volunteers and staff members for their assistance in the Income Tax campaign. He reminded residents needing transportation to the polling places on August 4th, to contact the Municipal Building.

Mr. Minner reviewed the hearing held before the Montgomery County Budget Commission concerning the Annual Tax Budget for the year 1982 for the City of Centerville.

Mr. Duane Snyder, President, and Mr. Russell Miller, Washington Township Trustees, presented to Council a check in the amount of \$40,000.00 as the City's share of the 7/10 mill paid to Washington Township by Centerville residents. This figure is minus the City's share of the services received for Fire and Emergency, Cemetery care, and Town Hall maintenance. The Trustees hope that the City will consider using this remittance of funds toward the widening of State Route 725 or the Bigger Road improvement project, since both projects are important to the progress of the total Community.

ORDINANCE NUMBER 17-81 COMMUNITY FISCAL ANALYSIS COMMITTEE

Held

August 3, 1981 continued

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The Public Hearing was held concerning Ordinance Number 17-81. Mr. Taylor sponsored Ordinance Number 17-81, An Ordinance To Appoint Members To The Community Fiscal Analysis Committee For The City Of Centerville, Ohio, And To Establish Terms 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.

ORDINANCE NUMBER 19-81 ZONING ORDINANCE AMENDMENT TEXT

Mr. Minner reviewed the Planning Commission Meeting held July 28, 1981. He reviewed Ordinance Number 19-81, an Ordinance to provide more definitive definitions for schools and set forth additional requirements. This Ordinance has been revised to contain previous recommendations of City Council. This Ordinance, being an amendment to the Zoning Ordinance, has been reviewed and recommended for passage by the Planning Commission. Mr. Taylor moved that Ordinance Number 19-81, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, And Ordinance Number 48-70, By Changing Definitions And Requirements For Educational Facilities And Churches In The City Of Centerville, Ohio, be set for Public Hearing on September 21, 1981. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 18-81 COMMUNITY FISCAL ANALYSIS COMMITTEE

The Public Hearing was held concerning Ordinance Number 18-81. Mr. Singer sponsored Ordinance Number 18-81, An Ordinance Amending Ordinance Number 10-80, To Increase The Membership On The Community Fiscal Analysis Committee From Twenty-One To Twenty-Two (22) Members, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mr. Singer emphasized the fact that this increase has become necessary due to an increase in the number of voting precincts in Centerville.

CENTERVILLE MILL SITE PLAN AMENDMENT

Mr. Schwab reviewed a revised Site Plan amendment for the Centerville Mill, located on the west side of Clys Road north of Centerville Station Road. The amendment is to provide for the addition of a Warehouse on the north end of the site and the designation of outdoor storage on the property. Mr. Schwab reviewed existing structures and proposed improvements. The revised Site Plan amendment reflects a change in the parking layout from the original Plan submitted by the Applicant and details outdoor storage areas. The Planning Commission unanimously recommended approval of this amended Plan subject to the following conditions: 1. A fire hydrant be added along Clys Road with its location to be approved by the Washington Township Fire Department, and 2. The proposed uses of each building be designated on the Site Plan. During a previous Council Work Session held with the applicant, Council concurred that the following also be considered as conditions for approval: 1. All zoning requirements be completed by October 30, 1981, 2. A parking space be omitted near the northeast corner of the new structure so as to allow for two way traffic flow, and 3. Provide a barrier curb at the northeast corner of the new structure which will provide the parking area where the parking spaces change direction. Upon question of Mayor Stone, the Applicant agreed to all conditions specified. Mr. Sweetman moved that the revised Site Plan amendment for the Centerville Mill be approved, subject to the five conditions previously discussed and agreed to by the Applicant. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

WALDEN PLACE SITE PLAN

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK CO. 78134

Held August 3, 1981 continued 19

Mr. Schwab reviewed the Site Plan for Walden Place, an eighteen unit condominium project proposed to be located at the dead end of Westerly Lane, west off South Main Street; said property being within the Architectural Preservation District. Overall density proposed is 7 1/2 units per acre which constitutes a variance from the density permitted under the requirements of the Zoning Ordinance. The Applicant also requests a variance in front, side and rear yard requirements. The Planning Commission recommended approval of this Plan subject to the following conditions: 1. Before any construction begins, a perpetual maintenance agreement between all the property owners on Westerly Lane acceptable to the Centerville Law Director, be legally recorded, 2. The entire length of Westerly Lane to State Route 48 be improved to standards approved by the City Engineer, 3. A plan for the storm sewer water drainage on the site be approved by the City Engineer, 4. The water line and fire hydrant plans be approved by the Washington Township Fire Department, 5. A revised plan be submitted to and approved by the City Planner which incorporates the following: A. Consider adjustment of building locations in view of existing setback requirements, B. Shows that all roadway improvements on adjacent properties are constructed in property recorded easements, C. Shows the location of all dumpsters, D. Shows all parallel parking spaces to be a minimum of 24 feet in length, E. Shows adequate room at the end of the two cul-de-sacs for turning around large delivery trucks, trash trucks, and fire trucks, and F. Provides corner vision at the end of the existing Westerly Lane. The Fire Department rejected this Plan based upon the inadequate maneuverability for fire trucks through the proposed development. A revised Site Plan has been submitted including some of the recommendations of the Planning Commission. This revised Site Plan has again been rejected by the Fire Chief due to the fact that the roadway as shown does not meet minimum fire lane requirements of the Ohio Fire Code. Discussion followed concerning radius at curves in the roadway and the possible looping of the roadway to perhaps make the project more favorable to the Fire Department. The Board of Architectural Review recommended approval of this Site Plan conditioned upon the Board of Architectural Review receiving and approving final working drawings and that lighting, fencing, brick and screening be as presented. Additional concerns were expressed by Council concerning the drainage of the area in question and density proposed. Mayor Stone suggested that perhaps the Applicant would agree to an extension of time on the approval of this Site Plan so that concerns expressed during this Meeting could be addressed more adequately. Mr. Walter McNeil, owner of the property, would agree to a time extension but not for a long period of time. Mr. Tom Reagan, Applicant, expressed his need for the proposed density and the street configuration as included on the Plan; he did not submit to an extension of time beyond a few days. Mr. Singer moved that the Revised Site Plan for Walden Place be rejected based upon the fire safety problem identified by the Fire Chief. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 20-81 ICE CREAM PRODUCTS

Mr. Siler moved that Ordinance Number 20-81, An Ordinance Amending Chapter 351.14 Of The Centerville Municipal Code Relating To Street Sales Of Frozen Desserts, be set for Public Hearing on August 17, 1981. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 21-81 BUILDING PERMIT FEES

Mrs. Lake moved that Ordinance Number 21-81, An Ordinance Amending Chapter 1321 Of The Centerville Municipal Code Relating To Permit Fees, be set for Public Hearing on August 17, 1981. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Held

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ORDINANCE NUMBER 22-81 STREET AND CURB CUT FEES

Mrs. Lake moved that Ordinance Number 22-81, An Ordinance Amending Section 913.02 And 915.06 Of The Centerville Municipal Code Relating To Fees And Bonds For Street And Curb Cuts, be set for Public Hearing on August 17, 1981. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 32-81 DITCH DISTRICT

Mayor Stone read proposed Resolution Number 32-81, A Resolution Opposing The Proposed Assessment Of Centerville Property Owners For The Joint County Ditch Petitioned By The Sugarcreek Township Trustees. Mr. Sweetman sponsored Resolution Number 32-81 and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

There being no further business the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of the Council