

RECORD OF PROCEEDINGS

Held

October 19,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, October 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 James Singer 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 Russell Sweetman
Charles Taylor
Jeffrey Siler
James Singer
Shirley Heintz
- Clerk of Council Marilyn McLaughlin
- City Manager Darryl Kenning
- Assistant City Manager Joseph Minner
- City Planner Alan Schwab
- Service Director Richard Bishop
- Traffic Engineer James Smith
- Director of Finance William Bettcher
- Chief of Police William Randolph
- Municipal Attorney Robert Farquhar

The Minutes of the Council Work Session Meeting held October 5, 1981 had been distributed prior to this Meeting. Mr. Sweetman moved that the Minutes of the Council Work Session Meeting held October 5, 1981 be approved, as distributed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Siler abstained.

Mayor Stone reviewed Centerville's recent visit to Waterloo, Ontario, Canada, to celebrate the Oktoberfest and Canada's Thanksgiving Day. The highlight of this weekend was the formal acceptance by the City of Waterloo of the City of Centerville as their Sister City. Rooms have been reserved for the Oktoberfest in Waterloo for 1982 at the Waterloo Motor Inn, he encouraged interested persons to plan the trip.

Mr. James Rauch, member of the City Beautiful Commission, reviewed the City Beautiful Awards Program in the City of Centerville. Awards were presented to the following recipients by Mayor Stone:

Residential

- Frank H. Sato, 75 Mimosa Drive
- Fred Roehm, 476 Cedarleaf Drive
- Wayne Kirby, 371 Marsha Jean Way
- Joe McEwen, 9377 Stephanie Lane
- Charles A. Schraml, 9339 Stephanie Lane
- Mr. & Mrs. Johannes Pigert, 44 Tuxworth Road
- Mr. & Mrs. Russell Elliott, 60 South Main Street
- Mr. & Mrs. R. B. Killen, 93 West Ridgeway Road
- Mr. & Mrs. Charles Burkhardt, 27 East Ridgeway Road
- Lois & Verne Dowlar, 31 East Ridgeway Road

Non-Residential

- Joe's is a Fish House, 2 Loop Road
- Mid American Building, 58 East Franklin Street
- Miami Valley Water Conditioning Company, 59 West Franklin Street
- Villager Apartment Complex, 6300 Fireside Drive

The Meeting was recessed for a short period at this time in order for Council to participate in a reception held in honor of the City Beautiful Award winners.

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Mayor Stone recognized students in attendance at this Meeting, students in a Government Class at the Centerville High School.

Mr. Kenning reported the following during his City Manager's Report:

The September 1981 Police Activity Report was briefly reviewed, total average response time being 5.24 minutes, priority call response time being 3.05 minutes.

Leaf collection will be in full swing the week of October 26, 1981.

Spot pick-ups are currently in operation.

The East Franklin Street Improvement Project is progressing well, the work should be essentially completed near the end of November, 1981.

City Staff is currently working on the proposed Budget document for 1982.

A Council Finance Committee Meeting has been scheduled for Thursday, October 22, 1981 to begin at 7:30 P.M. at the South Suburban Annex, to consider the proposed Capital Improvement Program 1982-1986.

Mayor Stone announced Beggars Night set for Thursday, October 29, 1981 between the hours of 6:00 and 8:00 P.M. in Centerville.

GERHARDT'S SERVICE CENTER

Councilman Russell Sweetman and Councilwoman Shirley Heintz were excused from the Meeting at this time due to a potential conflict of interest.

Mr. Minner reviewed a proposed Site Plan Amendment for Gerhardt's Service Station located at 140 North Main Street in the Architectural Preservation District. Proposed is the addition of two service bays to the present structure and the construction of a canopy over the gas pumps; parking will be extended to the rear of the building. The subject property is situated at the northeast corner of State Route 48 and Irongate Park Drive. Mr. Minner reviewed Meetings held by the Board of Architectural Review and the Planning Commission and outlined their recommendations. The Planning Commission, recognizing this as an expansion to a legal non-conforming use, recommended approval subject to the following conditions: 1. Parking space number 10 be eliminated and spaces numbered 1-9 be increased to a minimum of 22 feet in length; 2. The City Engineer approve a more detailed storm drainage plan for the site; and 3. The trash dumpster be located on the Site Plan and surrounded by a six foot high screening approved by the City Planner. The Board of Architectural Review recommended approval of the Plan as revised dated October 6, 1981 including the alternate canopy and the dumpster screening to be a wood fence with vertical boards. It was further recommended that the screening around the dumpster include a gate constructed of the same material.

Mr. Don Gerhardt, Applicant for the Service Center, advised that he is attempting to construct a Service Facility, of which Centerville can be proud.

Upon question of Mrs. Lake, Mr. Minner advised that the drainage plan will require some grading to the rear of the property but probably not a retaining wall at this time. The oil storage tank has been reviewed and considered by the Washington Township Fire Department.

Mrs. Lake moved that the Site Plan Amendment for Gerhardt's Service Center be approved, incorporating all conditions placed upon it by the Planning Commission and the Board of Architectural Review. Mr. Taylor seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Sweetman and Mrs. Heintz returned to the Meeting at this time.

RECORD OF PROCEEDINGS

Minutes of

Meeting

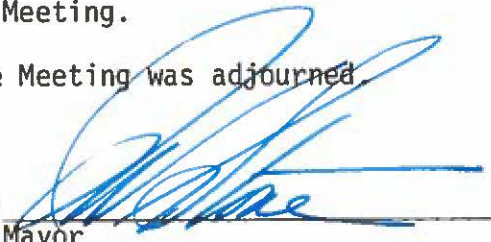
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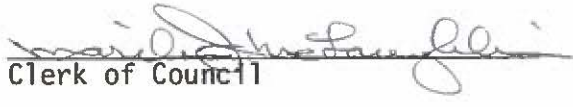
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Mayor Stone explained the need for the designation of a Deputy-Clerk to act in the Official capacity of the Clerk of Council, in the absence of said Clerk. Mr. Sweetman moved that the City Manager be designated as the Deputy-Clerk of Council. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Sweetman made reference to door to door solicitation in the City of Centerville and suggested that Council consider the current Code relating to this matter during a future Work Session Meeting.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:

Clerk of Council