

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JANUARY 12, 1981

TIME: 7:45 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor J. V. Stone
Deputy-Mayor Nora Lake
Councilmembers Russell Sweetman
James Singer
Shirley Heintz
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Joseph Minner
City Engineer Karl Schab
City Planner Alan Schwab

Mr. Schab reviewed for Council a Drainage Plan petitioned by the Sugarcreek Township Trustees to the Greene County Engineer for the formation of a drainage ditch district encompassing part of the City of Centerville. Mr. Schab explained how, if this plan is approved, residents of Centerville would pay double for drainage improvements. Due to the fact that part of this plan is also in Kettering, the City of Kettering has questioned the legality of an unincorporated area creating a district involving parts of two Cities. Mr. Schab recommended that Centerville have Elected Official representation at the next Public Hearing scheduled for February 24, 1981 concerning this matter. Additional information will be forthcoming.

Mr. Schwab reviewed a Conditional Use Request submitted by the St. Joseph Home for Children for a residence family home at 238 South Main Street in Centerville. The property is located at the northeast corner of Waterford Drive and South Main Street and is currently used as a single family residence. Housed would be 8 foster children between the ages of 12 and 18. There would be 24 hour supervision but no live-in parent. Mr. Schwab advised that the residence meets State Code relative to square footage per occupancy required for a residence family home of this type. Mr. Sweetman and Mrs. Lake requested to see the interior layout of the home in consideration of the health and welfare of the live-in children. Mrs. Lake expressed concern with the establishment of a care facility in a residential neighborhood without a live-in parent. The Planning Commission unanimously recommended approval of this Conditional Use to Council during their Meeting on November 25, 1980.

Mr. Schwab reviewed Planning Commission's unanimous approval of a Revised Preliminary Plan for Olympic Industrial Park. A Record Plan for this property was approved several years previous. The property is located north of Thomas Paine Parkway and east of Bigger Road, zoned I-1, the Developer proposes 28 lots. Council offered concern with the proposed access onto

Bigger Road from this development. Mr. Schwab advised that the Developer will agree to right-in and right-out only, if the Bigger Road bridge is constructed. The Planning Commission recommended approval of this Revised Preliminary 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. Sweetman excused himself from the next item on the agenda due to a possible conflict of interest in the future. Mrs. Heintz also left the Meeting at this time. Mr. Schwab reviewed for Council a proposed Record Plan for Wellington Park, Section One, for property located north of State Route 725 and east of Loop Road. The Plan as submitted includes a stub street onto Loop Road just north of an entrance to the Gold Circle Parking Lot. City Staff recommended to the Planning Commission that the centerline of this stub street be moved to line up with the centerline of the northernmost curb cut of Gold Circle onto Loop Road in consideration of increased traffic in the future. The Planning Commission 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. The majority of Council concurred that the stub street be lined-up with the curb cut into Gold Circle Parking Lot.

Council concurred with Mayor Stone's recommendation concerning the following appointments to Council Committees:

Community Relations and 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

James Singer

All other appointments remain the same as 1980.

The vote of Delegates and Alternates while representing the City of Centerville at various Meetings was discussed by Council. Emphasis was placed upon the fact that when a Councilmember is acting as a Delegate or Alternate his or her vote represents the entire Council, it is not an individual vote. It is important to bring information before Council before casting a vote.

Tax abatement and Industrial Revenue Bonds were discussed by Council. The City Staff will prepare a tax abatement proposal and IRB criteria for Council's consideration.

Approved: _____

Mayor




Marilyn J. McLaughlin
Clerk of Council