

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 4, 1981

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Caucus Room

PRESENT: Mayor J. V. Stone
Deputy-Mayor Nora Lake
Councilmembers Charles Taylor
Shirley Heintz
Jeffrey Siler
James Singer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Joseph Minner

City Council interviewed Board of Tax Appeals Applicant L. H. Rogero. Council concurred that legislation for this appointment be added to the agenda for the Council Meeting to follow.

Mr. Kenning reviewed the Application for a D5 Liquor Permit submitted by Douglas L. Mills, DBA Dougies, 6310 Far Hills Avenue.

The proposed Ordinance to determine the price for which the Dayton Power and Light Company may charge for electric lights to streets, alleys and other public grounds in the City of Centerville, was reviewed by Mr. Kenning.

Also reviewed was a proposed Resolution to authorize the City of Centerville to assist the Montgomery County Sheriff's Department, upon their request.

The following two Site Plan Amendments were reviewed by the City Manager:

Arby's Restaurant, 832 South Main Street: amendment required to add a drive-in window, remodel the exterior and to expand the building size. The Planning Commission recommended approval subject to the following conditions:

1. Delete parking space number 25.
2. Signs shown are excluded from approval.
3. Dumpster be completely screened from view.
4. Concrete pad in front of the dumpster be extended to cover the floor of the dumpster screening structure.
5. A four foot high chain link fence be erected from the dumpster enclosure to the east property line and extend along the entire east property line.
6. A fire hydrant be installed within approximately 300 feet of the Arby's building.

K-Mart, 896 South Main Street: amendment required to add a Garden Center, to add a trash compacter, to change the parking lot and to relocate a curb cut.

The Planning Commission recommended approval subject to the following conditions:

1. K-Mart acquire the premises.
2. All curb cuts onto State Route 48 and Spring Valley Road remain at their existing locations and no new curb cuts be permitted unless a minor realignment and adjustment is made with staff approval.
3. The relocation of the northernmost State Route 48 curb cut shown on the plan not be permitted.
4. Two fire hydrants be added to the site:
 - a. One hydrant on the east side of the westernmost curb cut onto Spring Valley Road.
 - b. One hydrant in the vicinity of the northernmost curb cut onto State Route 48.
5. The two incinerators at the rear of the building be removed.
6. At the east property line, eighty (80) feet of evergreen screening be added centered on the location of the new trash compactor.
7. Any change of the design of the light fixtures in the parking lot be approved by the City Planner.
8. The "K-Mart" and "Garden Shop" signs shown on the plan not extend above the wall on which they are mounted.

Mr. Kenning advised that there will be very little alterations to the building itself.

Approved: _____

Mayor


Marilyn J. McLaughlin
Clerk of Council