

Held March 3, 1980

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, March 3, 1980 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman Leonard Stubbs 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 James Singer  
                   Leonard Stubbs  
                   Russell Sweetman  
                   Shirley Heintz  
                   Jeffrey Siler  
 Clerk of Council Marilyn McLaughlin  
 City Manager Darryl Kenning  
 City Planner Alan Schwab  
 City Engineer Karl Schab  
 Director of Finance William Bettcher  
 Service Superintendent Ray Hannah  
 Chief of Police William Randolph  
 Municipal Attorney Robert Farquhar  
 Assistant City Manager Joseph Minner

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

Council Meetings - February 4, 1980.  
                   - February 11, 1980.  
                   - February 18, 1980.  
 Council Work Session Meetings - February 4, 1980.  
   - February 11, 1980.  
   - February 18, 1980.  
   - February 25, 1980.

Mr. Sweetman moved that the Minutes of the foregoing Council Meetings be approved, as distributed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mr. Singer moved that the Minutes of the foregoing Council Work Session Meetings be approved, as distributed. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Stone read and issued a Proclamation designating March 10, 1980 as Centerville Gymnastics Week in the City of Centerville, and presented to each member of the team a copy of said Proclamation as a token of appreciation for their recent accomplishments. Recipients being as follows: Head Coach Bob Barlow, Assistant Coach George Zubrick, Shawn MacInnis, John Wood, Tom Ibaugh, Peter Rand, Chris Kuhlmann, Chris Tucker, Greg Tucker, Jamie Carr, Barry McQuain, Dave Roberts, Bob Carter, Ross Inouye, Bob Mack, Myron Mullins, Chip Sweetman, Mark Torkelson, John Adams, Gary Coleman, Craig Bruggeman, Joe Vitale, Doug Baker and Paul Zidek.

Mr. Kenning reported the following during his City Manager's Report:  
 Income Tax receipts as of the end of February, 1980 were slightly over forecast.

Officers for Cable TV Council for 1980 have been elected. As of February 15, 1980, there are 15,572 subscribers in the Cable TV system, with 2,054 being in the City of Centerville.

Mr. Kenning reviewed the Risk Management Seminar held February 21, 1980 under the sponsorship of Cable TV Council.

The Service Department Activity Report for the month of February, 1980 was reviewed, as well as the February report of the Division of Building Inspection.



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Mayor Stone briefed Council on a Meeting he attended of the TCC Subcommittee considering alternatives for the expenditure of funds for the I-675 corridor.

Mayor Stone also reviewed a recent Meeting of the Centerville-Washington Township Joint Task Force Committee to consider the implementation of the merger of Centerville and Washington Township into one government. Orientation is complete, subcommittees are being formed to analyze various problems.

Mayor Stone read a Proclamation issued designating March 2 through 8, 1980 as Save Your Vision Week in Centerville.

Mr. Singer reminded interested citizens that the second performance in the Area Artist Series will take place Tuesday, March 11, 1980 at 8:00 P.M. at the Centerville High School: Mike Reid and Friends.

Mayor Stone introduced Boy Scout Troop 516 present at this Council Meeting.

#### THIRD NATIONAL BANK

Mr. Kenning reviewed the Planning Commission Meeting held February 26, 1980. Mr. Schwab reviewed the Site Plan for Third National Bank, proposed to be located south of Spring Valley Road, west of State Route 48 and just east of the Centerville Municipal Building. The zoning of the land in question is B-2, 28 parking spaces are proposed, one additional curb cut onto Spring Valley Road is included, signage is not a part of the Site Plan. Mr. Schwab reviewed a modified version of the Site Plan which includes all the following amendments recommended by City Council:

1. A raised concrete curb integrated with the landscaping along the south side of the property.
2. Traffic movement restricted between the Bowling Alley and the Bank area.
3. A raised concrete curb along Spring Valley Road in front of the Bank building.
4. Parking bumpers to prevent vehicles from encroaching on the sidewalk areas.
5. Two additional catch basins feeding into catch basins and tile to the southwest of the property in question.

The City Staff and Planning Commission reviewed alternatives for the easternmost curb cut onto Spring Valley Road, but recommended that the cut be approved as previously planned.

Mr. Dave Beyerle, with Gerald T. Koszycki and Associates, representing the Third National Bank, encouraged approval of the Site Plan as presented.

Mr. Sweetman expressed concern with the configuration of the easternmost curb cut and with drainage to the south. Discussion followed concerning safety at the intersection and anticipated traffic problems. Mrs. Lake suggested that the overall layout be revised. She requested that details of curb cuts on adjacent properties be available for review when a Site Plan is considered. Mrs. Lake moved that the Site Plan for Third National Bank be tabled for consideration during the Council Work Session Meeting scheduled for March 10, 1980. Mr. Sweetman seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mrs. Heintz voted no; Mr. Siler abstained. Mr. Stubbs requested that several options for the easternmost curb cut be presented during the Work Session Meeting.



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## HUNTINGTON NATIONAL BANK

Mr. Schwab reviewed the Site Plan for Huntington National Bank to be located east of State Route 48, north of Loop Road and east of Joes Is A Fish House. Proposed are 26 parking spaces, a single faced internally lit sign, down directed light fixtures and one curb cut onto Loop Road. Planning Commission recommended approval of this Site Plan conditioned upon: 1. The catch basin and grating located within the proposed curb cut be modified to the satisfaction of the City Engineer, and 2. The retention basin be modified slightly to provide for controlled overflow and retention to the City Engineer's satisfaction. Upon question of Mr. Sweetman, Mr. Schab reviewed the proposed drainage for the property. Mr. Sweetman wanted to see a more detailed rendering of the building as proposed. Mr. Ronald Keske, Construction Manager for Huntington National Bank, reviewed elevations of the building. The building will be constructed of a smooth textured brown colored brick with a turn metal pitched roof. Included is a quality landscaping plan and a 7' x 7' single faced internally lit sign. Mr. Sweetman and Mrs. Lake encouraged a more attractive sign, smaller in size. Mrs. Lake was concerned with the illumination pattern of the light fixtures to be used. Mr. Keske agreed to bring back to Council alternatives for the sign and to supply illumination patterns for the light fixtures. Mrs. Lake moved that the Site Plan for Huntington National Bank be approved in accordance with the recommendation of the Planning Commission with the understanding that the developer will bring back for approval an alternate sign proposal and illumination patterns of the light fixtures to be used at the site. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Siler abstained.

Mr. Schwab reviewed a temporary structure for the Huntington National Bank to be used for approximately eight months while the permanent structure is being constructed. The Planning Commission approved this temporary building conditioned upon: 1. That all necessary permits be obtained prior to opening the facility for public use (i.e., zoning, building, electrical, occupancy and sign permits), and 2. November 30, 1980 be established as the expiration date of the use approval. Upon question of Singer, Mr. Keske reviewed the use of this type building in other locations. Discussion followed relative to parking spaces for doctors office being used for this facility. Mr. Schab explained how this will not reduce the number of spaces below that which is required for a doctors office. The temporary building will be fully inspected prior to usage. Mayor Stone welcomed the Huntington National Bank to the City of Centerville.

## ORDINANCE NUMBER 6-80 WILMINGTON PIKE

The Public Hearing was held concerning Ordinance Number 6-80. Mr. Stubbs sponsored Ordinance Number 6-80, An Ordinance Modifying The Speed Limit On Wilmington Pike, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

## ORDINANCE NUMBER 7-80 CITY BEAUTIFUL COMMISSION

The Public Hearing was held concerning Ordinance Number 7-80. Mrs. Heintz sponsored Ordinance Number 7-80, An Ordinance Appointing Susan Weber As A Member Of The City Beautiful Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.



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ORDINANCE NUMBER 8-80 INSULATION REQUIREMENTS

Mr. Kenning reviewed a proposed Ordinance to clarify insulation requirements in ceiling areas and exterior walls. Mr. Stubbs moved that Ordinance Number 8-80, An Ordinance Amending Ordinance No. 52-75 Relating To Minimum Insulation Requirements, be set for Public Hearing on April 7, 1980. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 9-80 BOARD OF ARCHITECTURAL REVIEW

Mr. Singer moved that Ordinance Number 9-80, An Ordinance Appointing Tom Barnes As A Member Of The Board Of Architectural Review For The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on April 7, 1980. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 7-80 ADVANCE IN TAXES

Mr. Sweetman sponsored Resolution Number 7-80, A Resolution Requesting An Advance Of Fifty Thousand (\$50,000.00) Dollars Out Of The Current Collection Of Taxes Assessed And Collected On Behalf Of The City Of Centerville, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

WHIPP ROAD ESTATES SECTION TWO

Mr. Kenning reviewed the recommendation of the City Engineer that the Performance Bond posted on Whipp Road Estates, Section Two, be released. All items shown on the construction drawings are in place. Upon question of Mr. Sweetman, Mr. Schab advised that any water drainage problem now existing in this Section was created by an individual property owner and is not the responsibility of the Developer. Mrs. Lake wondered whether any property owner is experiencing difficulty at the present time caused in the development of the property. Mr. Schab explained the fact that the Developer has fulfilled his obligation. Mr. Stubbs moved that the Performance Bond posted on Whipp Road Estates, Section Two, be released subject to the receipt of a Maintenance Bond in the amount of \$4,650.00. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 10-80 COMMUNITY FISCAL ANALYSIS COMMITTEE

Mr. Sweetman moved that Ordinance Number 10-80, An Ordinance To Create A Community Fiscal Analysis Committee; Providing For The Structure And Organization Of Said Committee And Providing Duties Of Said Committee, be set for Public Hearing on April 7, 1980. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 11-80 MAPLE AVENUE

Mr. Sweetman moved that Ordinance Number 11-80, An Ordinance Accepting Dedication Of 0.483 Acres More Or Less To The Public For Use As A Public Roadway Forever, To Be Known As Part Of Maple Avenue, Centerville, Ohio, be set for Public Hearing on April 7, 1980. Mrs. Lake 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 Council