

Held June 4, 1979

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, June 4, 1979 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 Victor Green presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor Russell Sweetman  
 Councilmembers Nora Lake  
                   Leonard Stubbs  
                   James Singer  
                   J. V. Stone  
                   Jeffrey Siler  
 Clerk of Council Marilyn McLaughlin  
 City Manager Darryl Kenning  
 Planner Alan Schwab  
 Service Director Richard Bishop  
 City Engineer Karl Schab  
 Municipal Attorney Robert Farquhar  
 Lieutenant William Lickert (Police Department)  
 Administrative Assistant Joseph Minner

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

Council Meeting - May 21, 1979.  
 Council Work Session Meeting - May 21, 1979.

Mr. Singer 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.

Mrs. McLaughlin announced the receipt of a letter of resignation from Board of Architectural Review Members, resignations to be effective at the conclusion of their scheduled Meeting on June 19, 1979. Mayor Green advised that Council will meet with BAR Members during Work Session June 11, 1979 to discuss an amendment to the Architectural Preservation District Ordinance.

Mr. Kenning reported the following during his City Manager's Report:  
 The Building Inspection Report for the month of May, 1979 was briefly reviewed.

Mr. Kenning reviewed the May, 1979 Activity Report for the Service Department. He complimented the employees in the Service Department for their outstanding performance.

The State of Ohio has begun their street line painting program in the City of Centerville.

Clean-up is scheduled at the Wright House for Sunday, June 10, 1979 to begin at 1:00 P.M.

#### ZONING ORDINANCE AMENDMENT AP

Mr. Kenning reported on the Planning Commission Meeting held May 29, 1979. The Planning Commission recommends to Council passage of an amendment to the Architectural Preservation District Ordinance. Mrs. Lake moved that: An Ordinance Amending Ordinances 15-61 And 28-73 And Repealing Ordinances 80-71, 20-73 And 70-72 By Changing The Powers And Procedures Relative To The Planning Commission And Board Of Architectural Review, be tabled for discussion during the next Council Work Session Meeting. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### ZONING ORDINANCE AMENDMENT TEXT

Mr. Kenning advised that: An Ordinance Amending Ordinance No. 15-1961,

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The Zoning Ordinance, By Defining Promotional Devices And Prohibiting Their Use In All Zoning Districts, comes to Council from the Planning Commission with no recommendation. Mrs. Lake moved that this Ordinance be tabled for discussion during a Council Work Session Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

#### SHELL OIL COMPANY

Mr. Schwab reviewed a proposed amendment to the Site Plan for Shell Oil Company, the station located at the northwest corner of State Route 48 and Spring Valley Road. The Applicant proposes to change the number and location of the present pumps and to construct a canopy over one portion of the pumps. The Planning Commission recommended approval of this Site Plan as submitted. Mr. Walter Lundwalt, representing Shell Oil Company, advised that the rear of the property will be blacktop in order to clean up the premises. Mr. Siler moved that the amendment to the Site Plan for Shell Oil Company be approved as recommended by the Planning Commission. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Upon question of Mr. Singer, Mr. Elmer Tate, Chairman of the Planning Commission, advised that it is the intent of the Commission to present to Council in approximately six months an amendment to the proposed amendment to the Architectural Preservation District Ordinance which will incorporate the Design Review Guidelines Booklet being prepared by a student intern for the City of Centerville.

Mayor Green advised that Councilman Leonard Stubbs has been awarded a \$200.00 Grant to attend a workshop conducted by the Valley Forge Freedom Foundation July 29, 1979 through August 3.

Mr. Will Frazee, Businessman in the AP District, spoke in opposition to the proposed amendment to the Architectural Preservation District Ordinance. He contended that it does not reflect recommendations of the Business Community, it is not nor will it be accepted by the Business Community. He encouraged the passage of an amendment to the Sign Ordinance to include the AP District. It was later clarified that Mr. Frazee was speaking for himself, he was not representing the Business Community.

Mr. William Zimmerman, 95 Peach Grove Avenue, appeared to request that the City consider restricting the parking of recreation vehicles upon ones property. Mayor Green reviewed action taken concerning this matter in previous years. Mr. Kenning will review restrictions in other Municipalities and alternatives for the City of Centerville.

Mr. Kenning advised that the Planning Commission did on May 29, 1979 recommend that a Committee be established of two Planning Commission Members and two Members of Council to review the development of Thomas Paine Settlement Number 3. Council concurred that the Community Relations and Development Council Committee serve on this Committee.

#### ORDINANCE NUMBER 22-79 PARKS AND RECREATION BOARD

The Public Hearing was held concerning Ordinance Number 22-79. Mr. Sweetman sponsored Ordinance Number 22-79, An Ordinance Appointing Nicholas R. A. Rachford To The Parks And Recreation Board For The City Of Centerville, Ohio, And Establishing A Term 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.

DAYTON LEGAL BLANK CO. 1974

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ORDINANCE NUMBER 23-79 WASTE PACKER

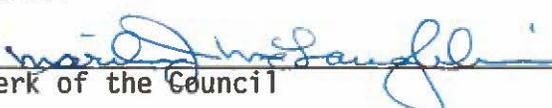
Mr. Stone sponsored Ordinance Number 23-79, An Ordinance Providing For The Issuance Of \$14,000 Of Notes Of The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Cost Of Certain Solid Waste Collection Equipment, And Declaring An Emergency, and moved that it be passed. Mrs. Lake seconded the motion. Mr. Kenning advised this concerns the 1975 waste packer truck and four mini trash compactors, the equipment is operational and in use. A roll call vote resulted in seven ayes in favor of the motion.

Upon question of Mr. Stubbs, Mr. Kenning advised that recent conversations with the City of Franklin have indicated a possible closing of their waste disposal plant. Mr. Stubbs recommended that accurate information be included in the next City Newsletter concerning waste collection fees.

Mrs. Lake encouraged attendance at the Environmental Affairs Seminar to be held in Columbus, Ohio on June 21, 1979.

There being no further business, the Meeting was adjourned.

Approved:   
Mayor

ATTEST:  
  
Clerk of the Council