

Held May 15,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, May 15, 1978 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Douglas Myer from the Epiphany Lutheran Church 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 Jeffrey Siler

Nora Lake

James Singer

J. V. Stone

Leonard Stubbs

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

City Planner Garth Reynolds

City Engineer Karl Schab

Director of Parks and Recreation John Dunathan

Director of Finance William Bettcher

Chief of Police William Randolph

Municipal Attorney Robert Farquhar

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

Council Meeting - May 1, 1978.

Council Work Session Meetings - May 1, 1978.

May 8, 1978.

Mr. Singer moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion; Mrs. Lake abstained on Minutes of May 8, 1978.

The Oath of Office was administered to Arts Commission Member Lesley L. Sybert by Mayor Green.

RESOLUTION NUMBER 38-78 APPRECIATION

Mayor Green read a proposed Resolution of Appreciation to the organizations who participated in the Centerville/Washington Township spruce-up week. Mr. Sweetman sponsored Resolution Number 38-78, A Resolution Of Appreciation To The Organizations Who Participated In The Centerville/Washington Township Spruce-Up Week, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. The Resolution was presented to:

Centerville Jaycees

Penbrooke Garden Club - received by Martha Boice

Centerville Recycling Center

Washington Township Trustees - received by Duane Snyder

Centerville High School Key Club

Campfire Girls - received by Shirley Planet

Centerville Lions Club - Ray Wilson

Centerville Women's Civic Club

Centerville Youth Commission

Washington Township Fire Department

Boy Scout Troop #516

Centerville Mill

Community Grange - received by Mary Shawen

Pathfinders - received by Cindy Piner

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Mr. Preston Dawes, Director of the Youth Counseling Services of South Montgomery County, was present to give their quarterly report to City Council.

Mrs. McLaughlin announced the receipt of an Appeal filed by Walnut Grove Land Company concerning a Planning Commission decision rendered on April 25, 1978 concerning sidewalks in the Walnut Grove Subdivision.

Mrs. McLaughlin advised that a letter of resignation was received from Planning Commission Member Robert Hopperton to be effective immediately.

Mr. Kenning reported the following during his City Manager's Report:
A Telegram of congratulations was sent to Mr. Robert Haverstick from the City of Centerville upon his induction into the Home Builders Hall of Fame.
The Police Activity Report for the month of April was briefly reviewed.
Patrolman Robert Young has been named Police Officer of the year by the Washington Township Optimist Club. Officer Janet McClellan has been named Police Officer of the Year by the Centerville Optimist Club.

A Public Hearing will be held on May 17, 1978 at 7:00 P.M. in the Council Chambers concerning the use of Federal Revenue Sharing funds for the year 1979.

Upon question of Mr. Singer, Mr. Kenning advised that the swale in Black Oak Forest will be ready for discussion soon at a Council Work Session Meeting with the Developer.

HUNTER SAVINGS ASSOCIATION

Mr. Reynolds reviewed the Planning Commission Meeting held May 9, 1978. He reviewed the Site Plan for Hunter Savings Association, to be located east of State Route 48, north of North Village Drive and south of Whipp Road. The zoning of the land is B-2. A Site Plan for Hunter Savings had previously been before Council but sent back to the Planning Commission for the consideration of a Landscaping Plan. This Plan differs from that Plan in that 40 feet along the rear property line will remain undeveloped to facilitate the possible extension of Fireside Drive at some later date and a storage building has been added. This accessory building is permitted according to zoning regulations. The sign as proposed conforms to Centerville sign regulations. The Planning Commission unanimously approved the Site Plan for Hunter Savings Association as amended deferring the landscape and screening on the rear of the property line for one year from May 9, 1978, with the caveat that the landscaping shown on the Landscape Plan is sufficient except for the screening. Mr. Reynolds reviewed how Fireside Drive can be extended across the rear of this subject property. The existing curb cut will be utilized and will serve both the old and new Hunter Savings buildings. Mr. Stubbs expressed concern with the parking design in front of the building. Mr. Singer moved that the Site Plan for Hunter Savings be approved in accordance with the approval of the Planning Commission deferring the landscape and screening on the rear of the property line for one year from May 9, 1978, with the caveat that the landscaping shown on the Landscape Plan is sufficient except for the screening. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Stubbs voted no.

DAYSOTA PROPERTIES

Mr. Reynolds reviewed the Conditional Use Request filed by Daysota Properties for property located along the south side of Hewitt Road and west of Bigger Road. The property in question is divided by the Corporation Line. Requested is permission to provide parking on that portion of land in Centerville to serve a multi-family development in the City of Kettering. The zoning classification is Entrance Corridor. The Planning Commission unanimously recommended that Council set this item for Public Hearing. Mrs. Lake moved that the Conditional Use Request filed by Daysota Properties, be

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set for Public Hearing on June 29, 1978. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

FAR HILLS OFFICE COMPANY

Mr. Reynolds reviewed the Conditional Use Application filed by Far Hills Office Company to permit a Photo Processing Laboratory to be located east of Far Hills, south of North Village Drive. The zoning of the property in question is Entrance Corridor. The Planning Commission unanimously recommended that this item be set for Public Hearing. Mr. Stubbs moved that the Conditional Use Request filed by Far Hills Office Company be set for Public Hearing on June 29, 1978. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mrs. Lake reported on the SCCD Meeting and the NARC Meeting she attended during the previous week.

Mr. Sweetman announced a meeting to be held concerning I-675 scheduled for Wednesday, May 17, 1978 at 10:00 A.M. in the TCC Conference Room in the Dayco Building; announcement of this meeting came from District Deputy Director, Division 8, Ohio Department of Highways, William Brayshaw.

ORDINANCE NUMBER 19-78 ZONING ORDINANCE AMENDMENT REZONING

The Public Hearing was held concerning Ordinance Number 19-78, an Ordinance to rezone approximately 303 acres of land from Washington Township R-4 to Centerville R-1. The property is located east of Marshall Road, west of the Penn Central Railroad Tracks, north of Whipp Road and south of the Centerville/Kettering Corporation Line. Mr. Reynolds reviewed the proposed rezoning and located the property on a map. This is a City initiated rezoning merely to simplify zoning in Centerville. Lot size remains the same, the only difference being in set backs and lot frontage. This rezoning will have little effect upon the properties involved as most of the land is already developed. The Planning Commission unanimously recommended approval of this rezoning.

Mr. T. P. Cherwin, 5550 Marshall Road, stressed the need for Marshall Road to be widened north of Whipp Road. Mr. Schab explained the fact that said roadway is located in Washington Township and Centerville can do very little for it's improvement. Mayor Green reviewed how an additional lane could be required when vacant land is developed.

Martha Boice, Member of the Centerville Historical Society, wondered what could be done to preserve an old home located in the undeveloped area of this rezoning. Mayor Green suggested that this be pursued at the time the particular land is being reviewed for development.

Mr. Sweetman sponsored Ordinance Number 19-78, An Ordinance Amending Ordinance No. 15-1961, The Zoning Ordinance, By Re-zoning Approximately 303 Acres From Washington Township R-4 Classification To Centerville R-1 Classification, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 26-78 BOARD OF ARCHITECTURAL REVIEW

The Public Hearing was held concerning Ordinance Number 26-78. Mr. Sweetman sponsored Ordinance Number 26-78, An Ordinance Appointing Robert J. Perkins To The Board Of Architectural Review For The City Of Centerville, Ohio, And Establishing A Term Of Office On Said Board, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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ORDINANCE NUMBER 27-78 ELECTRIC LIGHTS

The Public Hearing was held concerning Ordinance Number 27-78. Upon question of Mr. Stubbs, Mr. Kenning advised that this Ordinance represents approximately 5 1/2% increase in rates per year. Mr. Stone sponsored Ordinance Number 27-78, An Ordinance Fixing The Price Which The Dayton Power And Light Company, Its Successors And Assigns, May Charge For Electric Light Furnished To The Public Grounds, Streets, Lanes, Alleys And Avenues In The City Of Centerville, State Of Ohio, For A Period Of Two (2) Years, Commencing On The 29th Day Of December, 1977, And Determining The Manner In Which Said Lighting May Be Furnished, Provided And Paid For, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

STANDARD OIL COMPANY PRELIMINARY PLAN

Mr. Sweetman moved that the Preliminary Plan for the Standard Oil Company be removed from the table and placed on the agenda for the next convenient Council Work Session Meeting. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 28-78 PLANNING COMMISSION

Mr. Stubbs sponsored Ordinance Number 28-78, An Emergency Ordinance Appointing Marian S. Simmons To The City Planning Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office On Said Commission, 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 29-78 PLANNING COMMISSION

Mr. Stone moved that Ordinance Number 29-78, An Ordinance Appointing Marian S. Simmons To The City Planning Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office On Said Commission, be set for Public Hearing on June 5, 1978. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 30-78 PLANNING COMMISSION

Mr. Stubbs sponsored Ordinance Number 30-78, An Emergency Ordinance Appointing M. Brian Bergsten To The City Planning Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office On Said Commission, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 31-78 PLANNING COMMISSION

Mr. Sweetman moved that Ordinance Number 31-78, An Ordinance Appointing M. Brian Bergsten To The City Planning Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office On Said Commission, be set for Public Hearing on June 5, 1978. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 39-78 STREET REPAIR

Mr. Kenning reviewed the following two bids received for concrete street repairs in Black Oak South:

Finke Construction Company	\$39,732.75
Carey Paving Company, Inc.	36,388.94

He recommended that Council accept the low bid received from Carey Paving. Mr. Sweetman sponsored Resolution Number 39-78, A Resolution Accepting The Bid Of Carey Paving Company, Inc. To Supply Concrete Road Repair In Black Oak South To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr.

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Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBERS 40-78, 41-78, 42-78, 43-78, 44-78, 45-78 APPRECIATION

Mr. Stone sponsored the following Resolutions and moved that they be passed:

RESOLUTION NUMBER 40-78: A Resolution Of Appreciation For The Services Of Robert Hopperton As A Member Of The City Planning Commission Of The City of Centerville, Ohio.

RESOLUTION NUMBER 41-78: A Resolution Of Appreciation For The Services Of George Schottmiller As A Member Of The City Planning Commission Of The City Of Centerville, Ohio.

RESOLUTION NUMBER 42-78: A Resolution Of Appreciation For The Services Of Emert A. Browning As A Member Of The Personnel Appeals Board Of The City of Centerville, Ohio.

RESOLUTION NUMBER 43-78: A Resolution Of Appreciation For The Services Of Bernard M. Samples As A Member Of The Youth Board Of The City Of Centerville, Ohio.

RESOLUTION NUMBER 44-78: A Resolution Of Appreciation For The Services Of Sharyn Lynn Skelton As Co-Chairman Of The Arts Commission Of The City Of Centerville, Ohio.

RESOLUTION NUMBER 45-78: A Resolution Of Appreciation For The Services Of Mary K. Zimmerman As A Member Of The Arts Commission Of The City Of Centerville, Ohio.

Mr. Singer 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: Victor A. Green

Mayor

ATTEST:

Marilyn J. McLaughlin
Clerk of the Council