

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 8, 1978

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

PRESENT: Mayor Victor Green
Deputy Mayor Russell Sweetman
Councilmembers J. V. Stone
James Singer
Leonard Stubbs
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Engineer Karl Schab
City Planner Garth Reynolds
Councilman Jeffrey Siler

Arts Commission Member Barbara Hohman reviewed for Council results of the 1978 Area Artist Series. Discussion followed concerning funding for the year 1979. Council concurred that the City of Centerville be committed for this expenditure in 1979.

Representatives from the Beerman Realty Company explained to Council their proposal for a Shopping Center to be located along the west side of State Route 48 north of the Elder-Beerman Store. The following items were discussed:

The entrance to the Shopping Center will include a raised median to the right-of-way.

A one way only, will be provided around the proposed Loan Company building to be constructed in front of the main shopping complex.

Mr. Sweetman expressed concern with the traffic pattern anticipated around a potential restaurant building and a Bank Drive-in. He encouraged a better traffic pattern in the front portion of the parking area.

The 100 foot buffer zone to the rear of the property will be improved with mounds and landscaping with a bikeway meandering through to the Shopping Center.

The necessary additional right-of-way will be dedicated along State Route 48 in front of this development.

Mr. Sweetman stressed the necessity for a traffic signal to be located before the Center opens, either at Sheehan Road and State Route 48 or in front of the shopping complex.

An 18" pipe will be installed across the front of the property which will carry most all rainfall. Excessive rainfall will be carried by a swail provided aside of the drain tile. Mr. Schab reviewed the design of the swail or open ditch. Ponding areas will be designed in the parking area to help carry the water flow.

An identification sign is proposed for the front of the complex. A sign for Citizens Federal Savings will be separate. The developer's policy concerning signs for individual tenants was reviewed.

There will be an access road leading from the center to Spring Valley Road, this roadway will be approximately 20 feet wide.

The Public Hearing for this Shopping Center has been scheduled for June 5, 1978.

Mr. Kenning reviewed additional engineering costs necessary for the Main and Franklin Improvement Project. An increase in the scope of the project has caused an increase in the engineering costs. Instead of engineering costs being \$17,300.00 it should be increased to a maximum of \$30,000.00. Council concurred with this increase.

Council discussed the appointment of two members to the Centerville Planning Commission. It was concurred that Marian Simmons be appointed to the term of Robert Hopperton and Brian Bergsten to the term of George Schottmiller. Emergency legislation will be prepared for the Council Meeting to be held May 15, 1978.

Marilyn J. McLaughlin
Clerk of Council

Approved:



Mayor of the City of Centerville, Ohio