

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

MAYOR GREEN SCANNED BY 18/33

Held April 4, 1977 _____ 19____

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, April 4, 1977 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Raymond Kallagher from the Church of the Incarnation and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor J. V. Stone
 Councilmembers Leonard Stubbs
 Nora Lake
 Charles McQueeney
 Ralph Spencer
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 Assistant City Manager John Levermann
 City Planner Garth Reynolds
 Service Director Richard Bishop
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Randolph
 Municipal Attorney Robert Farquhar

Mayor Green announced that Councilman Russell Sweetman was on active duty in the United States Army Reserves, thus his absence at this Meeting. Mr. Spencer moved that Councilman Russell Sweetman be excused from this Meeting. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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

Council Meeting:
 March 21, 1977.
 Council Work Session Meeting:
 March 21, 1977
 March 28, 1977.

Mr. Spencer moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion, Mr. Stubbs abstained.

Mrs. McLaughlin advised that Notices have been received from the Ohio Department of Liquor Control of the following two applications:

C1 Permit - Consolidated Foods Corporation
 DBA Lawson Milk Company
 201 North Main Street
 D1, D2, D3 and D3A Permit - Natalie Ann Wanamaker
 DBA White Rabbit Lounge
 889 South Main Street

No objections were indicated by Council concerning these two applications.

Mayor Green read a letter he received from Miami Valley Regional Planning Commission concerning the application by the Centerville-Washington Park District for the Centerville East Forest Field. MVRPC has requested that any comments be submitted to them by April 18, 1977. Mayor Green requested that Council comments be forwarded to the City Manager prior to the deadline.

Mayor Green also read a letter received from the Centerville Garden Club offering a wall plaque to decorate the Municipal Building in appreciation of their use of the Community Room. Suggestions will be given to the City Manager; if no comments are received, a plaque will be obtained.

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Mayor Green reviewed a water problem experienced in Franklin East during the recent rain fall. Mr. Kenning advised that this problem has been corrected.

Mr. Kenning reported the following during his City Manager's Report:
The March activity report of the Service Department was reviewed.

Building activity in the City of Centerville has increased. 69 housing units were granted permits during the month of March.

On March 29, 1977, Officer Stephen Walker was granted the "Blue Knight" award, award granted to him because of the success he has shown in his day-to-day activities, sponsored by the Dayton Area Oldsmobile Dealer's Association.

The Cincinnati Ballet performance (a part of the Area Artist Series sponsored by the Centerville Arts Commission) was held April 3, 1977 and resulted in a full house. Tickets are still available for the April 20, 1977 Cincinnati Symphony Orchestra performance.

The City Charter has been reprinted and is available to interested Citizens.

COUNCIL COMMITTEES

Mayor Green announced the following appointments:

Council Committees:

Finance - Ralph Spencer, Chairman
Leonard Stubbs
Russell Sweetman

Safety - Russell Sweetman, Chairman
Ralph Spencer
J. V. Stone

Legislative - J. V. Stone, Chairman
Nora Lake
Charles McQueeney

Community Relations and Development - Charles McQueeney,
Chairman
Nora Lake
Leonard Stubbs

Regional Appointments:

Miami Valley Regional Planning Commission
Nora Lake

Transportation Coordinating Committee
Leonard Stubbs
Ralph Spencer

Montgomery County Mayors and Managers Association
Victor Green
Darryl Kenning

Miami Valley Cable Television Council
Russell Sweetman

MVRPC Solid Waste Committee
Charles McQueeney

Council concurred with these appointments.

PIZZA HUT

Mr. George Schottmiller, Member of the Centerville Planning Commission, reported on their Meeting held March 29, 1977. He reviewed Planning Commission's unanimous approval of the Site Plan for Pizza Hut, subject to the roof material being brown wood shake, screening for the heating and air-conditioning units, landscaping, drainage, additional lane to be constructed and deletion of the sign approval. Mr. Reynolds located the proposed location for the Pizza Hut on a map and reviewed adjacent zoning, proposed

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to be located on the northwest corner of Spring Valley Road and State Route 48 in the Centerville Square shopping area. This Site Plan corresponds with that which was approved by Planning Commission and Council in 1975.

Mr. Jack Hutton, Developer, appeared expressing concern with safety relative to the shake roof as approved by the Commission; he requested that the Plan be approved as recommended by the Planning Commission except that the roof be required to be brown but not made of wood. Mr. McQueeney moved that the Site Plan for Pizza Hut be approved in accordance with the recommendation of the Planning Commission except that the roof not be of wood, so long as it is brown and in keeping with the rest of the Development. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

GREENBRIER COMMONS SECTION ONE-B

Mr. Schottmiller reviewed Planning Commission's unanimous approval of the Preliminary Plan for Greenbrier Commons, Section One-B. The Plan was approved subject to the fire hydrant and street problems being resolved to the satisfaction of City Staff. Mr. Reynolds located the subject property on a map, being located north of Alexandersville-Bellbrook Road between Bigger Road and Clyo Road. The Plan includes 20 units on approximately 2.4 acres of land. This Plan constitutes an amendment to the previously approved Preliminary Plan; change is in number of buildings and density.

Mr. Donald Ernst, from the Ralph L. Woolpert Company, was present representing the Developer.

Mr. Stone moved that the Preliminary Plan for Greenbrier Commons, Section One-B, be approved in accordance with the recommendation of the Planning Commission. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

WHISPERING HILLS

Mr. Schottmiller advised that the Planning Commission unanimously approved the Record Plan for Section One of Whispering Hills subject to the approval of the Conditional Use for a Residential Development Plan. Mr. Spencer moved that Council set for Public Hearing on May 2, 1977 the Conditional Use Request for a Residential Development Plan for Whispering Hills. Mr. McQueeney seconded the motion. This subdivision is located south of Whipp Road, east of Far Hills Avenue and west of Kentshire Drive. A roll call vote resulted in six ayes in favor of the motion. Mr. Al Wahby, from PEP (Professional Engineers and Planners) and representing the Developer, solicited questions concerning the Plan prior to the Public Hearing.

ORDINANCE NUMBER 16-77 ALEXANDERSVILLE-BELLBROOK ROAD

The Public Hearing was held concerning Ordinance Number 16-77. Mr. Kenning advised that this Ordinance provides for the replacement of the bridge on State Route 725. Mr. Spencer sponsored Ordinance Number 16-77, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of The Hereinafter Described Improvement, Under The Supervision Of The Director Of Transportation, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 17-77 PERSONNEL APPEALS BOARD

The Public Hearing was held concerning Ordinance Number 17-77. Mr. Stone sponsored Ordinance Number 17-77, An Ordinance To Appoint Richard Rice To The Personnel Appeals Board Of The City Of Centerville, Ohio, For The Unexpired Term Of John E. Riley, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stone referenced newspaper articles relating to the construction of

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I-675 and the use of said funds for other purposes. He suggested that Mayor Green and the City Administration take steps necessary to make known Council's intent for the construction of I-675 to Governor James Rhodes. He suggested that Centerville encourage other Municipalities to do the same. Mr. Stone also suggested that Centerville withdraw support for agencies which oppose the construction of I-675 and suggest that monies be used elsewhere. Mr. Kenning will draft a letter to Congressman Charles Whalen, to Governor James Rhodes and to other government officials reinstating Centerville's position concerning I-675. Mr. McQueeney and Mr. Stone both would withdraw their support for Mass Transit should funds be diverted for that purpose.

RESOLUTION NUMBER 14-77 VEHICLES

Mr. Kenning reviewed the one bid received for the purchase of 2 police cruisers and 1 vehicle for the City Manager. He recommended the acceptance of the bid from Voss Chevrolet, Inc. in the amount of \$16,231.94 less trade-in. Upon question of Mr. Stubbs, Police Chief William Randolph reviewed advantages in the use of standard size vehicles for use in police service. Mr. Spencer sponsored Resolution Number 14-77, A Resolution Accepting The Bid Of Voss Chevrolet, Inc. To Supply Two Police Cruisers And One Vehicle For The City Manager 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. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 15-77 PLANNING ASSISTANCE

Mr. Kenning reviewed a proposed Resolution authorizing a Contract for Comprehensive Planning Assistance Programs with the State of Ohio. This Grant will provide basic map work and a block by block assessment of the Community. Mr. Spencer sponsored Resolution Number 15-77, A Resolution Authorizing And Directing The City Manager To Execute A Contract For Comprehensive Planning Assistance Programs With The State Of Ohio, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 18-77 WHIPP ROAD

Mr. Farquhar explained the request of the State of Ohio, Department of Transportation for revised Ordinance Number 18-77. it now meets State requirements. Mr. Stone moved that Ordinance Number 18-77, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of The Improvement Of Whipp Road, Under The Supervision Of The Director Of Transportation, be set for Public Hearing on April 18, 1977. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stubbs made reference to a memo received from the Parks and Recreation Board concerning a name for the park land in Black Oak Forest. Mr. Farquhar advised that this matter should be addressed when the Deed for the park land is received by the City of Centerville and recorded.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of the Council