

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10134

Held July 5,

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Tuesday, July 5, 1977 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by First Reader George Hoffman from the First Church of Christ Scientist and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

Councilmembers Russell Sweetman
Leonard Stubbs
Charles McQueeney
Nora Lake
Ralph Spencer
City Manager Darryl Kenning
Assistant City Manager John Levermann
City Planner Garth Reynolds
Service Director Richard Bishop
City Engineer Karl Schab
Director of Parks and Recreation John Dunathan
Director of Finance William Bettcher
Chief of Police William Randolph

Mayor Green presented to Mrs. Marian Simmons a plaque in appreciation for her services on the Citizens Committee for Road Bond.

Mayor Green advised that a letter of appeal had been received from Mr. and Mrs. Robert Gerber concerning the Board of Architectural Review's decision relative to the North Main Street Special Assessment Project. Mr. Gerber will contact the City upon his return to the City in approximately ten days.

Mayor Green reviewed the Art Show and Antique Flea Market sponsored by the Arts Commission and the Chamber of Commerce on July 4, 1977.

Mr. Kenning reported the following during his City Manager's Report:
The summer playground program is well underway.

The tennis monitor program at Village South has begun: five nights per week from 5:00 to 9:00 P.M. for one hour periods. Mayor Green suggested that the Parks and Recreation Board meet with the Centerville-Washington Park District to discuss the possibility of tennis court lighting fixtures.

The Base Map program, funded under a "701" Planning Grant, is near completion. The maps include one overall Washington Township map at a scale of 1"-800' and seven section maps of the City at a scale of 1"-400'. The maps are updated as of March, 1977.

The activity report of the Service Department for the month of June, 1977 was briefly discussed.

ZONING ORDINANCE ZMENDMENT WOODMAN LANES/MEEKER

Mr. Elmer Tate, Chairman for the Planning Commission reported on their Meeting held June 28, 1977. Mr. Reynolds reviewed the Rezoning Request submitted by Woodman Lanes and David L. Meeker a few months previous involving property located along the east side of Bigger Road, north of Alexandersville-Bellbrook Road. Upon Planning Commission's recommendation that the B-2 zoning as requested be denied, the Applicant has resubmitted his Request excluding the business zoning. The Planning Commission unanimously recommended approval of this amended Rezoning Request. Mr. McQueeney moved that Ordinance Number 30-77, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 97.4 Acres, More Or Less, From Washington Township R-3 And Centerville I-1 Classification To Centerville R-1, R-2 And R-3 Classifications, be set for

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Public Hearing on July 18, 1977. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

CENTERVILLE STATION SECTION ONE

Mr. Reynolds reviewed the Record Plan for Centerville Station, Section One, a development located north of Centerville Station Road and east of Clio Road. The area in question consists of 2 lots, 2.3 acres, zoned O-S and R-4. This Record Plan conforms to the Preliminary Plan previously reviewed and approved by Council. Planning Commission approved this Plan subject to the improvement of Centerville Station Road from Lot Number 2 to Lockport Drive. Discussion followed concerning the right-of-way for Centerville Station Road and Clio Road and its conformance with adjacent property and to the Thoroughfare Plan. Mr. Kenning suggested that this item be tabled until the next Council Work Session so that all alternatives can be reviewed concerning the widening of Centerville Station Road and Clio Road. Mr. Spencer moved to table the Record Plan for Centerville Station, Section One. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

PIZZA HUT

Mr. Sweetman made reference to a comment made by Mr. James Hickey during the Planning Commission Meeting June 28, 1977 concerning the Pizza Hut to be located at the northwest corner of State Route 48 and Spring Valley Road. Mr. Hickey stated that a few months ago when a site plan for a Pizza Hut was before Planning Commission and Council, a representative stated that shake shinkles was not possible due to the fire code; Mr. Hickey saw a Pizza Hut in Hilton Head with shake shinkles. Mr. Reynolds reviewed the fact that Council approved the site Plan for Pizza Hut as recommended by the Planning Commission with the exception of wood shake roof.

Mr. Sweetman reported on the Cable Council Meeting he attended, a Meeting with the Montgomery County Commissioners.

ORDINANCE NUMBER 29-77 DWI

The Public Hearing was held concerning Ordinance Number 29-77. Mr. Stubbs sponsored Ordinance Number 29-77, An Ordinance Amending Chapter 333 Of The Centerville Municipal Code Relating To Driving Or Physical Control Of An Automobile While Under The Influence, 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 31-77 WASTE COLLECTION

Mr. McQueeney sponsored Ordinance Number 31-77, An Emergency Ordinance Providing For The Issuance Of \$32,383 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. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 32-77 PERSONNEL

Mr. Lake moved that Ordinance Number 32-77, An Ordinance Amending Section 13.5 Of The City Of Centerville Administrative Code, Personnel Rules And Regulations, be set for Public Hearing on July 18, 1977. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 33-77 LICENSES

Mr. Spencer moved that Ordinance Number 33-77, An Ordinance Amending

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Chapter 707 Of The Centerville Municipal Code Concerning Bowling Alleys And Billiard Tables, be set for Public Hearing on July 18, 1977. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 27-77 ADVANCE OF TAXES

Mr. Sweetman sponsored Resolution Number 27-77, A Resolution Requesting An Advance Of Forty-Five Thousand Dollars (\$45,000) 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 six ayes in favor of the motion.

RESOLUTION NUMBER 28-77 WILMINGTON PIKE

Mr. McQueeney sponsored Resolution Number 28-77, A Resolution Of Endorsement Of The Access Control Plan For Wilmington Pike, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

SOUTHBROOK MANOR SECTION THREE

Mr. Kenning reviewed the recommendation of the City Engineer for release of the Performance Bond on Southbrook Manor, Section Three. Mr. Sweetman moved that the Performance Bond in the amount of \$127,000.00 posted on Southbrook Manor, Section Three, be released, subject to the receipt of a Maintenance Bond in the amount of \$6,350.00. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

SOUTHBROOK MANOR SECTION FOUR

Mr. Schab's recommendation to release the Performance Bond of \$32,700.00 posted on Southbrook Manor, Section Four, subject to the receipt of a Maintenance Bond in the amount of \$1,635.00 was reviewed by Mr. Kenning. Mr. Sweetman moved that the Performance Bond posted on Southbrook Manor, Section Four, be released in accordance with Mr. Schab's recommendation. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon question of Mrs. Lake, Mr. Reynolds reviewed the agreement made by businessmen in Franklin Plaza concerning the removal of signage in store windows. These signs are to be removed upon the erection of signs across the building fronts.

As questioned by Mr. McQueeney, Mr. Kenning will ascertain the status of an amendment to the Sign Ordinance as it relates to a removal date for non-conforming signs, specifically Section 32.05 of Ordinance Number 28-73.

Mayor Green brought attention to a pamphlet published by a local merchant including a map of the Architectural Preservation District listing businesses within the District and their location.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:


Clerk of the Council