

Held July 18,

1977

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, July 18, 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 Lawrence Adams from the First Church of the Nazarene 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  
Nora Lake

Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Assistant City Manager John Levenmann  
Service Director Richard Bishop  
City Engineer Karl Schab  
Director of Parks and Recreation John Dunathan  
Chief of Police William Randolph  
Municipal Attorney Robert Farquhar

Mayor Green announced that Deputy Mayor J. V. Stone and Councilman Charles McQueeney were out of town, thus their absence at this Meeting. Mr. Sweetman moved that Mr. Stone and Mr. McQueeney be excused from this Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mayor Green administered the Oath of Office to Sister City Committee Member James Albrecht.

Mrs. McLaughlin read a letter of resignation received from Councilman Charles McQueeney to be effective July 31, 1977. Mr. McQueeney has accepted an assignment in New England for his Employer. Mayor Green will contact Mr. McQueeney to solicit an amendment to his resignation to be effective August 31, 1977. Applications for this vacancy should be sent to the Clerk of Council; deadline for applications was set as September 1, 1977

# RECORD OF PROCEEDINGS

Minutes of

Meeting

CITY OF COLUMBUS, OHIO 18124

Held

July 18, 1977 continued

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that a pamphlet be prepared concerning sprinkling during periods of water shortage and distributed by the Police Department when a sprinkler is found on.

## WHISPERING HILLS SECTION ONE

Mr. Kenning reported on the Planning Commission Meeting held July 12, 1977. He reviewed the amended Record Plan for Whispering Hills, Section One. The right-of-way of Whispering Cone Road has been changed in an attempt to save several trees located in the already approved right-of-way. The Planning Commission unanimously approved the amended Record Plan for this Section which reduces the size of Lot Number 40 and moves the right-of-way of Whispering Cone Road. Mr. Sweetman moved that Council approved the amended Record Plan for Whispering Hills, Section One in accordance with Planning Commission's recommendation. Mrs. Lake seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Upon question of Mrs. Lake, Mr. Schab advised that the radius of the curve is within specifications.

## RAHN ROAD ESTATES

Mr. Kenning reviewed the Preliminary Plan for Rahn Road Estates, a development located north of Rahn Road, west of the Penn Central Railroad Tracks and south of the Centerville/Kettering Corporation Line. The Planning Commission unanimously recommended approval of this Preliminary with consideration being made for off-street parking for area involving doubles. Mrs. Lake expressed concern with there being no access from the west to the Park land and with the width of streets in the multi-family area. She believes said streets should be wider to provide adequate on street parking. Mr. Schab suggested that an access easement from the west to the Park land be required when the Record Plan is approved. Mr. Farquhar suggested that this Plan be tabled to afford Council time to meet with the Developer to discuss the width of streets in the multi-family area. Mr. Sweetman moved that Council table the Preliminary Plan for Rahn Road Estates, to be further discussed with the Developer during a Council Work Session Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

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Mr. Kenning advised that Councilman Ralph Spencer was ill, Deputy Mayor J. V. Stone and Councilman Charles McQueeney were out of town, thus their absence at this Meeting. Mr. Sweetman moved that Mr. Spencer, Mr. Stone and Mr. McQueeney be excused from this Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mayor Green administered the Oath of Office to Sister City Committee Member James Albrecht.

Mrs. McLaughlin read a letter of resignation received from Councilman Charles McQueeney to be effective July 31, 1977. Mr. McQueeney has accepted an assignment in New England for his Employer. Mayor Green will contact Mr. McQueeney to solicit an amendment to his resignation to be effective August 31, 1977. Applications for this vacancy should be sent to the Clerk of Council; deadline for applications was set as September 1, 1977.

Mayor Green reviewed a letter received from Mr. Jack Gramann, Centerville Pharmacy, Inc. in which he suggested that a Sign Approval Committee be formed of business owners located in the AP District, to attend Board of Architectural Review Meetings at which sign variance requests are considered, so that they could be approved or changed for approval the night of the Meeting. Mayor Green suggested that this suggestion be taken under advisement.

During the City Manager's Report, Mr. Kenning reviewed the following: The activity report for the month of June for the Police Department was reviewed.

Curb ramp installation in the center of town should be completed this week.

The City has advertised for bids for the 1977 asphalt resurfacing program. Work should begin near the end of August.

The 1978 Budget is progressing on schedule.

Mrs. Lake expressed concern with the movement of emergency vehicles on City streets, motorists stop when they hear the equipment, thus hampering their movement through traffic.

Mr. Sweetman brought attention to the fact that people are sprinkling their lawns while there exists a shortage of water. Mayor Green suggested

DAYTON LEGAL BLANK CO. 10144

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that a pamphlet be prepared concerning sprinkling during periods of water shortage and distributed by the Police Department when a sprinkler is found on.

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#### RAHN ROAD ESTATES

Mr. Kenning reviewed the Preliminary Plan for Rahn Road Estates, a development located north of Rahn Road, west of the Penn Central Railroad Tracks and south of the Centerville/Kettering Corporation Line. The Planning Commission unanimously recommended approval of this Preliminary with consideration being made for off-street parking for area involving doubles. Mrs. Lake expressed concern with there being no access from the east to the Park land and with the width of the streets in the multi-family area. She believes said streets should be wider to provide adequate on street parking. Mr. Schab suggested that an access easement from the east to the Park land be required when the Record Plan is approved. Mr. Farquhar suggested that this Plan be tabled to afford Council time to meet with the Developer to discuss the width of streets in the multi-family area. Mr. Sweetman moved that Council table the Preliminary Plan for Rahn Road Estates, to be further discussed with the Developer during a Council Work Session Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mayor Green suggested that an amendment be considered to the Subdivision Regulations to require wider streets through multi-family developments.

#### CENTERVILLE STATION SECTION ONE

Mr. Schab reviewed his recommendation concerning the Record Plan for Centerville Station, Section One. He recommended that the Record Plan be approved subject to the receipt of an Inspection Fee of \$55.00, a Bond for the improvement of East Franklin Street in the amount of \$5,600.00 and subject to a sum of \$5,990.00 the City is to pay to the Developer for dedication of an additional strip of land 23 feet wide east of Clio Road, said \$5,990.00 to be made available to the Developer by reducing his Bond for Franklin East, Section Two in the quoted amount, this transaction to be consummated by a new Subdividers Agreement covering both Franklin East, Section Two and Centerville Station, Section One. This Section includes only two lots located at the northeast corner of Centerville Station Road and Clio Road. Mr. Robert Archdeacon, Ralph L. Woolpert Company, advised that this Plan conforms to concerns resolved during a previous Council Work Session Meeting. The Planning Commission recommended approval of this Record Plan subject to widening being continued as far as Lockport Drive along Centerville Station Road. Mr. Farquhar explained the fact that this widening cannot be required until the Record Plan containing the area is considered for approval. Mayor Green suggested that Centerville Station Road be improved at this time on an assessment basis; Mr. Archdeacon will pursue this with Mr. Haverstick and report back to Council. Mr. Sweetman

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moved that the Record Plan for Centerville Station, Section One be approved in accordance with the recommendation of the City Engineer. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mrs. Lake reviewed the Operations Committee Meeting, a subcommittee of MVRPC, which she attended this date. She suggested that Centerville's assessment to MVRPC be discussed during a future Council Work Session Meeting; she outlined Centerville's involvement with the Commission over the past few years.

Mr. Stubbs reported on the Meeting he attended of TCC during the week of July 11, 1977.

Mayor Green announced that Council has concurred to continue with City Refuse Collection Service indefinitely, however, it is likely that the City will convert to curb side service in residential areas. Mr. Kenning will review the present service vs curb side service and all monies involved; and will consider a suggestion of Mr. Robert Archdeacon, that special service be given upon request at an additional cost; other alternatives will also be considered.

ORDINANCE NUMBER 32-77 PERSONNEL

The Public Hearing was held concerning Ordinance Number 32-77. Mr. Farquhar reviewed the proposed Ordinance, it is in response to State Legislation. Mr. Sweetman sponsored Ordinance Number 32-77, An Ordinance Amending Section 13.5 Of The City Of Centerville, Administrative Code, Personnel Rules And Regulations, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

ORDINANCE NUMBER 33-77 BUSINESS REGULATIONS

The Public Hearing was held concerning Ordinance 33-77. Mr. Sweetman sponsored Ordinance Number 33-77, An Ordinance Repealing Part 7-Business Regulations Code Of The Centerville Municipal Code, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

ORDINANCE NUMBER 30-77 ZONING ORDINANCE AMENDMENT MEEKER RE-ZONING

Mrs. Lake moved that Ordinance Number 30-77, An Ordinance Amending Ordinance No. 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 Public Hearing on September 6, 1977. Mr. Sweetman seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved:

  
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Mayor

ATTEST:

  
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Clerk of the Council