

## RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

Held August 2, 1976

CENTERVILLE CITY COUNCIL  
REGULAR MEETING  
AUGUST 2, 1976

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, August 2, 1976 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Past First Reader Will Rodenann 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 Ralph Spencer  
Nora Lake  
Russell Sweetman  
Leonard Stubbs  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
City Planner Garth Reynolds  
Service Director Richard Bishop  
City Engineer Karl Schab  
Director of Parks and Recreation John Dunathan  
Chief of Police William Randolph  
Municipal Attorney Robert Farquhar  
Administrative Assistant John Levermann

Mayor Green announced that Deputy Mayor J. V. Stone was out of town on business, thus his absence at this Meeting. Mr. Spencer moved that Deputy Mayor J. V. Stone be excused from this Meeting. Mrs. Lake seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Councilman Charles McQueeney entered the Meeting at this time.

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

Regular Meetings  
July 12, 1976  
July 19, 1976  
Work Session Meetings  
July 12, 1976  
July 19, 1976  
July 26, 1976

Mr. Sweetman moved that the Minutes of the foregoing Meetings be approved, as distributed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Oath of Office was administered to the following Members by Mayor Green:

Parks and Recreation Board  
Nicholas Rachford  
William Sowder  
Arts Commission  
Virginia Siler  
Arthur Foland

Mrs. McLaughlin advised that two Notices of Intent to Appeal decisions of the Centerville Planning Commission have been received:

1. filed by Park Lake Development, Inc. concerning the denial of their rezoning request for property in Rose Estates, requested change from R-1 to R-3 zone classification.

Held

August 2, 1976 continued

19

2. filed by John Judge concerning Planning Commission's decision to require the widening of Alexandersville-Bellbrook Road and Rahn Road by one additional lane at the development of Sagamore Estates (a development in Washington Township within the three mile jurisdiction of Centerville). Mr. Farquhar advised that this Appeal is out of order as no formal action concerning this matter has been taken by the Planning Commission.

Mr. Kenning reported the following during his City Manager's Report: New police squad cars have been delivered to the City of Centerville and will be in service soon.

The resurfacing of Alexandersville-Bellbrook Road has been scheduled to begin the second week of August.

During the week of August 9, City Employees will be checking motor vehicle registration fees.

Activities of the Service Department during the month of July were reviewed by Mr. Kenning.

The Parks and Recreation Department is now occupying the south building. The tennis tournament begins August 4, 1976 with 400 entries.

Official recognition has been received from the Department of Highway Safety by the City of Centerville for it's participation in the traffic safety program - Safetyville Square.

Pedestrian safety citation has also been received from the American Automobile Association. This is the sixth year for Centerville's receipt of this Award.

Upon question of Mr. Stubbs, Mr. Kenning advised that the financial status of the City is on line.

#### OLYMPIC INDUSTRIAL PARK

Mr. Elmer Tate, Chairman of the Planning Commission, reported on their Meeting held July 27, 1976. Mr. Tate reviewed for Council delays in approval of the Record Plan for Olympic Industrial Park, delays which have been through no fault of the Developer. The Planning Commission unanimously recommends approval of this Plan with the condition that the statutory time periods granted to the State of Ohio have expired. There will be an access road built to this property in construction of the overpass for I-675 by the State of Ohio. Mr. Reynolds located the Record Plan on a map, being on the east side of Bigger Road north of the Thomas Paine Parkway. The Plan consists of five lots and includes a temporary access to the property to remain until I-675 is constructed. The State of Ohio recommends that the access road be shifted west 25 feet from it's proposed location to allow adequate space for the bridge approach. Sidewalks are not included on the Plan, if required, walks would not progress into another area. Mr. Sweetman moved that the Record Plan for Olympic Industrial Park be approved subject to the receipt of a Performance Bond in the amount of \$84,000.00, a Subdividers Agreement and an Inspection Fee of \$318.00, sidewalks be waived in this Industrial Park and to require that the access to Bigger Road be only temporary and will have to be subplanted by some permanent access. Mr. Stubbs seconded the motion. Mr. McQueeney expressed concern with the possibility of the City being required to provide the permanent access; precautions have been taken on the Record Plan to eliminate this possibility, Mr. Charles Abramovitz from the Ralph L. Woolpert Company and representing the Developer assured Council. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman questioned the status of the Add-Hoc Committee concerning I-675, Mayor Green is pursuing this matter.

Held

August 2, 1976 continued

19

## ORDINANCE NUMBER 35-76 BLACK OAK FOREST REZONING

The Public Hearing was held concerning Ordinance Number 35-76. Mr. Reynolds reviewed the proposed rezoning and located the property on a map, being situated along the east side of Clyo Road and south of Alexandersville-Bellbrook Road and being more particularly known as Black Oak Forest. Mr. Sweetman sponsored Ordinance Number 35-76, An Ordinance Amending Ordinance Number 15, Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 89.248 Acres, More Or Less, From Centerville R-3 Classification To Centerville R-1 Classification, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion

## STANDARD OIL COMPANY

The Public Hearing was held concerning the Appeal filed by the Standard Oil Company concerning the Board of Architectural Review's denial of their application to erect a 35 square foot per side, externally illuminated sign at the Sohio Station at Main Street and Bradstreet Road. Mr. Thomas Morrison, representing the Standard Oil Company, reviewed their proposal, the sign is proposed to be located behind the hedge at the front corner of the property. Mr. James Gallagher, Chairman of the Board of Architectural Review, explained their position, the Board requested that the sign be equal to the sign for the Medical Building just north of the subject property. Further discussion revealed the fact that the size of the sign is in no conflict with the existing AP Ordinance, legally the size proposed is permitted. Mr. Stubbs moved that Council approve the application of the Standard Oil Company to erect this sign in accordance with the Plans as shown. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

## ORDINANCE NUMBER 39-75 STREET NAME CHANGE

The Public Hearing was held concerning Ordinance Number 39-76. Mr. Raymond Wilson, 9229 Mary Haynes Drive, appeared in support of the street name change. Mr. Sweetman sponsored Ordinance Number 39-76, An Ordinance Changing The Name Of Haynes Road To Mary Haynes Drive, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

## REZONING NED J. HAVERSTICK

Mr. Ned Haverstick appeared to request that Council leave his rezoning request tabled until he has an opportunity to review certain aspects. He will report to Council as soon as possible. Mr. McQueeney suggested that interested residents be notified of this delay. Mr. Sweetman moved that the Haverstick Rezoning Request remain on the table until September 13, 1976 and interested residents be so notified. Mr. McQueeney seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Spencer voted no.

Councilman Russell Sweetman was excused from the Meeting at this time.

## JAMES SWAIM CURB CUT

Mr. Reynolds located the proposed curb cut for Warehouse Beer Systems on a map, being on the west side of North Main Street, south of the Marathon Service Station. Requested is a 35 foot cut to provide for three lanes of traffic. The cut proposed will serve the building under construction and future development on the same property. Mr. Stubbs moved that Council accept the recommendation of the Board of Architectural Review to

## RECORD OF PROCEEDINGS

Minutes of

Meeting

Held August 2, 1976 continued 19

approve their curb cut as presented for 179 North Main Street. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion

## RESOLUTION NUMBER 32-76 RAHN ROAD

Mr. Kenning reviewed the two bids received to install curb and a turn lane on East Rahn Road:

|                            |             |
|----------------------------|-------------|
| Finke Construction Company | \$64,086.50 |
|                            | 5,030.00    |
|                            | 400.00      |
| Urbana Tar and Asphalt     | \$68,927.75 |
|                            | 6,820.00    |
|                            | 200.00      |

He recommended accepting the bid of Finke Construction Company in the amount of \$69,516.50. This will be a Montgomery County Permissive Tax Project and the County Commissioners have approved their share of the expenditure. Mr. McQueeney sponsored Resolution Number 32-76, A Resolution Accepting The Bid Of Finke Construction Company To Supply The Installation Of The Curb And Turn Lane On East Rahn Road 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 five ayes in favor of the motion.

## ORDINANCE NUMBER 40-76 MUNICIPAL GARAGE

Mr. McQueeney moved that Ordinance Number 40-76, An Ordinance Providing For The Issuance Of \$200,000 Of Municipal Garage Bonds, 1976 Series, Of The City Of Centerville, Ohio, For The Purpose Of Acquiring Certain Real Estate In The City, Together With Improvements And Furnishings Located Thereon And Therein, And Paying Necessary Costs Incidental To Such Acquisition, For Municipal Garage And Related Purposes, be set for Public Hearing on August 16, 1976. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## ORDINANCE NUMBER 41-76 ADMINISTRATIVE CODE

Mr. Stubbs moved that Ordinance Number 41-76, An Ordinance Enacting Volume II, Organization And Procedure, Of The Administrative Code, be set for Public Hearing on August 16, 1976. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## ORDINANCE NUMBER 42-76 SISTER CITY

Mr. Spencer moved that Ordinance Number 42-76, An Ordinance To Appoint A Member To The Sister City Committee For The City Of Centerville For A Term Of Three Years, be set for Public Hearing on August 16, 1976. Mr. McQueeney seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:

  
Clerk of the Council