

## RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

Held

November 1,

19 76

CENTERVILLE COUNCIL MEETING  
REGULAR MEETING  
NOVEMBER 1, 1976

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, November 1, 1976 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Donald Crank from the Southminster Presbyterian Church 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 Nora Lake  
Leonard Stubbs  
Ralph Spencer  
Charles McQueeney  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Municipal Attorney Robert Farquhar  
Chief of Police William Randolph  
Director of Finance William Bettcher  
Director of Parks and Recreation John Dunathan  
City Engineer Karl Schab  
City Planner Garth Reynolds  
Administrative Assistant John Levermann

Mayor Green announced that Councilman Russell Sweetman was on U.S. Military Active Reserves, thus his absence at this Meeting. Mr. Spencer moved that Councilman Russell Sweetman be excused from this Meeting. Mrs. Lake 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:  
October 18, 1976.  
Council Work Session Meetings:  
October 14, 1976.  
October 18, 1976.

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

Mr. Spencer moved that Councilman Leonard Stubbs be excused from the Council Meeting held October 18, 1976. Mrs. Lake seconded the motion. Mr. Stubbs had been detained at a previous Meeting. A roll call vote resulted in five ayes in favor of the motion; Mr. Stubbs abstained.

Mayor Green announced a very successful Pumpkin Contest held October 27, 1976 by the City of Centerville; total of 18 entries.

Mr. Kenning reported the following during his City Manager's Report:  
The Service Department has completely moved into the new facility.  
Three Permissive Tax projects have been approved for the City of Centerville this year, amounting to \$112,000.00.

The outside evaluation has been completed on the South Montgomery Youth Services Bureau, a summary of which will be forwarded to Council soon.

The Calendar survey has been tabulated, it is generally comparative to the 1975 report.

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Mr. Stubbs requested that a four way stop be evaluated for the intersection of Elmwood Drive and Zengel Drive.

The continuation of the lease for an additional month for the Youth Center facility was discussed by Council. Mr. McQueeney suggested that this matter be discussed with the Washington Township Trustees before a decision is made. Mr. Kenning advised that the Youth Board is pursuing a new location for the Center. Mr. Stone moved that Council express it's intent to fund the Youth Program for an additional 30 days and that the Youth Board submit to Council within 15 days their program and intent regarding the use of the building and program. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. McQueeney requested that a letter be sent to the Township Trustees advising them of Council's action and to obtain their thoughts concerning this matter; said letter will be prepared by Mr. Kenning.

#### ZONING ORDINANCE AMENDMENT WOODMAN LANES/DAVID MEEKER REZONING

Mr. Elmer Tate, Chairman of the Planning Commission, reported on their Meeting held October 26, 1976. The Commission unanimously approved the rezoning filed by Woodman Lanes and David Meeker for the following changes:

- WT R-3 to C R-2
- WT R-3 to C R-3
- WT R-3 to C R-4
- C I-1 to C R-3

The requested changes for WT R-3 to C B-2 and C I-1 to C B-2 were denied. Mr. Reynolds located the subject property on a map; being situated on the east side of Bigger Road, south of Thomas Paine Parkway.

#### ORDINANCE NUMBER 56-76 ZONING ORDINANCE AMENDMENT

Mr. Stubbs moved that Ordinance Number 56-76, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 32.5 Acres, More Or Less, From Washington Township R-3 Classification To Centerville R-2 Classification, be set for Public Hearing on December 20, 1976. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### ORDINANCE NUMBER 57-76 ZONING ORDINANCE AMENDMENT

Mr. Stone moved that Ordinance Number 57-76, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 42.5 Acres, More Or Less, From Washington Township R-3 Classification To Centerville R-3 Classification, be set for Public Hearing on December 20, 1976. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### ORDINANCE NUMBER 58-76 ZONING ORDINANCE AMENDMENT

Mr. Stubbs moved that Ordinance Number 58-76, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 2.7 Acres, More Or Less, From Centerville I-1 Classification To Centerville R-4 Classification, be set for Public Hearing on December 20, 1976. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### ORDINANCE NUMBER 59-76 ZONING ORDINANCE AMENDMENT

Mrs. Lake moved that Ordinance Number 59-76, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 6.4 Acres, More Or Less, From Washington Township R-3 Classification to Centerville R-4 Classification, be set for Public Hearing on December 20, 1976. Mr. Stone seconded the motion. A roll call vote

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resulted in six ayes in favor of the motion.

#### OLYMPIC INDUSTRIAL PARK

Mr. Reynolds reviewed the Preliminary Plan for Olympic Industrial Park. This Preliminary was unanimously approved by the Planning Commission; said property being located on the east side of Bigger Road south of proposed I-675. Included in this Plan is the eastern half of the development consisting of 6 lots. The location of the roadway passing through the development has been coordinated with adjacent property owners. Mr. McQueeney moved that the Preliminary Plan for Olympic Industrial Park be approved. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### BLACK OAK FOREST SECTION TWO

Mr. Reynolds reviewed the Record Plan for Black Oak Forest, Section Two; being situated along the east side of Clyo Road, south of Alexandersville-Bellbrook Road. Planning Commission unanimously approved this Record Plan subject to the following conditions: grading in the park area being satisfactory to the City Engineer and within the Planning Commission's recommendations, Bonds being set for Clyo Road and the interior of the Plat, the Subdividers Agreement, the exchange of a metes and bounds Deed for a descriptive Deed for the park land and staff's recommendations on sidewalk requirements for the plat. Mrs. Schab recommended Bonds be received in the following amounts:

Interior Performance Bond \$430,800.00,  
Performance Bond for Clyo Road \$64,000.00,  
Inspection Fee \$1,038.00.

The Plan includes a boulevard with the swale being located in the center; sidewalks will be in accordance with subdivision regulations. Mr. Schab advised that fire equipment will be able to negotiate turns on two turn arounds in the boulevard. Mr. McQueeney requested that the intent of the stub street to become a through street, be so indicated, to inform prospective buyers of future plans. Mr. Farquhar advised that the Deed for the park land should be described by lot number. Mr. McQueeney moved that the Record Plan for Black Oak Forest, Section Two, be approved, subject to an Agreement between the Developer and the City of Centerville concerning the improvement to Clyo Road, subject to receipt of an interior Performance Bond in the amount of \$430,800.00, a Performance Bond for Clyo Road in the amount of \$64,000.00, an Inspection Fee of \$1,038.00, and a Subdividers Agreement which shall contain a section concerning the improvement to be done in the park area and subject to the Deed being changed to be identified by lot number rather than by metes and bounds. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### PELBROOK FARM SECTION FIVE

Mr. Reynolds reviewed the Record Plan for Pelbrook Farm, Section Five and located the subject property on a map. The Planning Commission unanimously approved this Record Plan and recommended to Council that sidewalks on both sides of the street be waived and that sidewalks be continued on one side of the street as established in adjoining Sections. Discussion followed concerning the fact that Ambridge Road in Centerville and Ambridge Road in Greene County are separated by Pelwood Drive; this interjection is in accordance with Green County policies. Mr. Robert Archdeacon, from the Ralph L. Woolpert Company, suggested that this problem be brought to the attention of the City of Bellbrook. Mr. Schab recommended that the Record Plan be approved subject to receipt of a

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Performance Bond in the amount of \$56,000.00, a Subdividers Agreement, and an Inspection Fee of \$260.00. The Performance Bond estimate reflects sidewalks on only one side of the street. Mr. Spencer moved that the Record Plan for Pelbrook Farm, Section Five, be approved in accordance with the recommendations of the City Engineer. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mrs. Lake reminded Council that the Centerville High School Radio Station WCWT has permission to do an election night coverage Tuesday, November 2, 1976 from 7:00 P.M. until 12:00 midnight.

ORDINANCE NUMBER 54-76 CITY BEAUTIFUL

The Public Hearing was held concerning Ordinance Number 54-76. Mr. Stone sponsored Ordinance Number 54-76, An Ordinance To Appoint Dennis Christen To The City Beautiful Commission Of The City Of Centerville And Establishing A Term Of Office, 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 55-76 CITY BEAUTIFUL

The Public Hearing was held concerning Ordinance Number 55-76. Mrs. Lake sponsored Ordinance Number 55-76, An Ordinance To Appoint Douglas Wooley To The City Beautiful Commission Of The City Of Centerville And Establishing A Term Of Office, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon question of Mr. Stubbs, Mr. Kenning advised that he is reviewing in a general manner pros and cons for the City's future pending the outcome of the election concerning Annexation.

ORDINANCE NUMBER 60-76 PERSONNEL APPEALS BOARD

Mrs. Lake moved that Ordinance Number 60-76, An Ordinance Appointing David S. Tooker To The Personnel Appeals Board Of The City Of Centerville And Establishing A Term Of Office, be set for Public Hearing on November 15, 1976. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 51-76 APPRECIATION

Mayor Green read proposed Resolution Number 51-76. Mrs. Lake sponsored Resolution Number 51-76, A Resolution Of Appreciation To The Members Of The Charter Review Committee For The City Of Centerville, Ohio, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

APPROVED: 

Mayor

ATTEST:

  
Clerk of the Council