

CITY COUNCIL/PLANNING COMMISSION
JOINT WORKSHOP
JANUARY 22, 1976

Present: Mayor Victor Green
Councilwoman Nora Lake
Councilmen Russell Sweetman
Charles McQueeney
Leonard Stubbs
Commission Chairman Elmer Tate
Commission Members William McCrabb
James Hickey
Roland McSherry
George Schottmiller
Bruce Baker
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Garth Reynolds
Municipal Attorney Robert Farquhar

8:00 P.M.
Conference Room
South Suburban

The Meeting was opened by Mayor Green. Mr. Tate reviewed Planning Commission's intent with the new Zoning Ordinance: it will be a more usable text with clarification of wording. The new Ordinance will contain little revision, new Sections will be added. Sections as they are drafted by the Planning Commission will be forwarded to Council for their review and recommendations. The Sections will then go back to Planning Commission and be held until the entire text is complete. Public Hearings will then be held on a Section at one time. It is the intent of the Planning Commission to have the entire package presented to Council by mid April.

Mr. Tate reported that the Planning Commission plans to revise and update the Subdivision Regulations following the revision of the Zoning Ordinance.

Mr. Tate emphasized the need for a new official zoning map for the City of Centerville, one drawn to a usable scale. Mr. Sweetman made reference to the official map for Washington Township, prepared in house. The City Staff will explore the update of the City's map by Montgomery County or in house. An official Thoroughfare Plan is also needed, a Plan which includes clearly what is intended for the City. Mr. McQueeney suggested that this map include links into the City of Kettering, Greene County and Washington Township. Mr. Tate suggested that the Bike-way Plan be shown on this map, it should represent a good layout and contain simple explanations.

Mr. Tate sees the Master Plan as prepared in 1969 a Plan which is no longer usable. It has not been revised as changes were made, many Sections need amending.

Mr. Tate, speaking for the Planning Commission, believes that there should be one Zoning Ordinance of which the AP District is a part. The Board of Architectural Review should revert to it's original concept. Zoning and Planning should be the function of the Planning Commission to have coordination in all areas of the City. Basics must apply to the entire City as a whole.

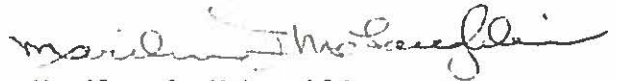
Mr. Farquhar suggested that perhaps the Board of Architectural Review as such, be abolished and architectural review in the AP District become the responsibility of a sub-committee of the Planning Commission, the Board of Architectural Review could serve as an advisory body to the Planning Commission. Mr. McQueeney sees difficulty in the sub-committee proposal, he believes certain subjects should be the decision of a specialized body. Mrs. Lake suggested that the Planning Commission approve the overall plan, with the Board of Architectural Review giving final approval to particulars as they relate to structures. The City Staff will prepare a recommendation to be incorporated into the new Zoning Ordinance.

General discussion followed concerning future planning for Centerville. Mr. Sweetman and Mr. Stubbs conveyed Council's intent for sidewalks on both sides of all streets except in particular circumstances. The need for additional business was discussed, Council is not anti-business, business is needed to broaden the tax base for the City of Centerville. Residential construction in Washington Township increases the need for business in the City.

Also discussed by Council and Commission Members was the required vote of Council to overturn a Planning Commission decision - should it be 2/3 vote or simple majority as it is today? Mayor Green suggested that an Ordinance be drafted to revert the vote requirement to 2/3.

Another joint Meeting was encouraged, perhaps in six months.

There being no further business, the Meeting was adjourned.



Marilyn J. McLaughlin
Clerk of Council

Approved:



Mayor