

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 26, 1976

Time: 7:30 P.M.
Place: Centerville Municipal Building, Law Library

Present: Mayor Victor Green
Councilmembers Nora Lake
Charles McQueeney
Leonard Stubbs
Russell Sweetman
Ralph Spencer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Engineer Karl Schab
City Planning Garth Reynolds
Administrative Assistant John Levermann

Mr. Robert Archdeacon from the Ralph L. Woolpert Company, representing Haverstick Builders, Inc. reviewed their recommended solution to the traffic problem on Clio Road. Their proposal includes:

The construction of one additional lane on the east side of Clio Road from Centerville Station Road through the limits of the Franklin East Development and then tapering to the north to Black Oak Drive. Centerville Station Road improvement continue to Clio Road. Clio Road taper to the south from Centerville Station Road on the east side to the drive into St. Leonards College.

Some minor improvements would be necessary on East Franklin Street over the railroad tracks.

This proposal would provide for left turn lanes in all directions at the intersection. The City would be responsible for the taper to the north, the taper to the south and the improvements over the railroad tracks. Improvements along Centerville Station Road and along Clio Road at the northeast corner would be on assessment basis and Haversticks would be committed for the improvement along their property. Upon question of Mr. Kenning, Mr. Archdeacon advised that cost sharing of signalization at the intersection could be discussed with the Haversticks. Calculations according to the Woolpert Company are as follows:

\$40,000.00	Haverstick Property
30,000.00	Assessment
30,000.00	South taper (does not include land acquisition)
3,000.00	North taper

Mr. Kenning pointed out the fact that this improvement to Clio Road will increase traffic flow and will compound the problem existing at the Clio Road-Alexandersville-Bellbrook Road intersection. Mr. Schab and Mr. Kenning advised that improvements at the intersection of Clio Road and Centerville Station Road will only work with signalization installed. Following further discussion, Council concurred that they will not look favorable upon the Haverstick Rezoning until the total traffic problem is solved. Mr. Spencer requested that the Rezoning be placed on the agenda for the Council Meeting to be held August 2.

Mr. Kenning recommended that Volume 2 of the Administrative Code as prepared and distributed to Council be adopted. Council concurred that the necessary legislation be prepared.

Council concurred with Mr. Kenning's recommendation that \$200.00 be appropriated for the Board of Architectural Review to hire an Architect to review a current proposal.

The R-1, R-2 and R-3 proposed amendments to the Zoning Ordinance were reviewed by Mr. Reynolds: Residential zonings are stacked, R-1 would be permitted in R-2, R-1 and R-2 would be permitted in R-3. The new proposal classifies Contingent Uses as Conditional Uses thus giving the Planning Commission necessary review in certain areas of concern. All current amendments have been included in the proposed Zoning Ordinance. Sign regulations are included in each district section of the Ordinance.

Mr. Stubbs suggested that legal efforts be made to proceed with the extension of North Johanna Drive. Council concurred that the procedure be outlined by the Municipal Attorney and cost figures be projected.

Marilyn J. McLaughlin
Clerk of Council

Approved: _____


Mayor