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REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, October 7, 1974 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Council Members and City Staff present were as follows:

Councilwoman Nora Lake
 Councilmen Charles McQueeney
 Ralph Spencer
 Leonard Stubbs
 Clerk of Council Marilyn McLaughlin
 Acting City Manager and Chief of Police William Randolph
 Director of Parks and Recreation Timothy Shroyer
 City Engineer Karl Schab
 City Planner Robert Winterhalter
 Administrative Assistant John Levermann
 Municipal Attorney Robert Farquhar

Mr. Spencer moved that Deputy Mayor J. V. Stone and Councilman Russell Sweetman be excused from this Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in five eyes in favor of the motion.

The Minutes of the Meeting of September 23, 1974 had been distributed prior to this Meeting. Mr. Stubbs moved that the Minutes of the Meeting of September 23, 1974 as distributed, be approved. Mrs. Lake seconded the motion. A roll call vote resulted in five eyes in favor of the motion.

The Minutes of the Meeting of October 2, 1974 had been distributed prior to this Meeting. Mr. Spencer moved that the Minutes of the Meeting of October 2, 1974 as distributed, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in four eyes in favor of the motion; Mr. McQueeney abstained.

Mr. Jacque Sheley, 181 Pleasant Hill Drive, appeared to question the status of a Capitol Improvements Program, he is concerned with traffic patterns through Centerville. Mayor Hoy advised that the 1975 Budget is in it's very preliminary stage. As questioned by Mr. Sheley, Mayor Hoy advised that the proposed amendment to the Subdivision Regulations to provide sidewalk requirement is presently under study.

During the Acting City Manager's Report, Department Heads reported the following:

Mr. Shroyer advised that his eight gymnasium requests have been approved for his winter recreation program, brochures will be distributed in the near future.

Mr. Schab advised that the Bigger Road improvement at the Carriage Trace entrance is near completion, a new traffic pattern has been designed; the Developer has agreed to pay a part of this improvement.

Mr. Randolph explained the ride-along program arranged for the South Community Mental Health Center with the Police Department.

The Public Hearing was held concerning Ordinance Number 64-74. Mr. Winterhalter reviewed the proposed Ordinance; it repeals Ordinance Number 86-71 which placed controls on establishments selling alcoholic beverages. The Planning Commission unanimously recommended approval of the proposed Ordinance. Mr. Farquhar reviewed the fact that the Kettering Municipal

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Court ruled Ordinance Number 86-71 pre-empted by the State, he does not feel that the City should proceed to a higher Court. Mr. McQueeney sponsored Ordinance Number 64-74, An Ordinance Amending Ordinance No. 15-61, By Repealing Ordinance 86-71 Which Amended Said Ordinance By Creating Certain Conditional Uses In The B1, B2, B3, EC And I1 Zones, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Stubbs abstained.

The Public Hearing was held concerning Ordinance Number 77-74. Mrs. Lake sponsored Ordinance Number 77-74, An Ordinance Appointing Two Members To The Youth Board And Establishing Terms, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 78-74 was held. Mr. McQueeney sponsored Ordinance Number 78-74, An Ordinance Appointing One Additional Member To The Sister City Committee And Establishing Term, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 79-74. Mr. Stubbs sponsored Ordinance Number 79-74, An Ordinance Appointing One Additional Member To The City Beautiful Commission And Establishing Term, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Schab reported on the status of the Chevy Chase Apartment Project, construction is 99% complete. Mounding and Landscaping as approved on the Plan is being accomplished. Mr. Schab suggested that the City require a Bond to cover the cost of landscaping or withhold a percentage of occupancy for this same purpose, he recommended that a Bond in the amount of \$10,000.00 be required which would cover all plantings yet to be completed. Discussion followed concerning whether landscaping is a consideration at the time the Building Permit is issued. Mr. McQueeney expressed his concern that the City will lose leverage by requiring a Bond instead of the 90% occupancy limitation. Mr. Farquhar recommended that a Performance Bond be required in behalf of the City of Centerville to assure landscaping, he suggested that Council consider an Ordinance to require landscape Bonding initially in the future. Mr. Stubbs moved that the City require a Performance Bond in the amount of \$10,000.00 from Chevy Chase for the completion of landscaping. Mrs. Lake seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Schab reviewed the traffic pattern designed for approximately 600 feet at the entrance to Greenbrier Commons. He along with City of Kettering Traffic Engineer Richard Oakes feels that the approach as designed and approved originally is the best plan with one exception: the transition should be less on the north side of State Route 725, east and west of the entrance. Mr. Schab recommended, with just 60 units presently developed, that State Route 725 remain as presently a two lane roadway and use the additional pavement on the north as a deceleration lane, he believes the rerouting is not warranted at this time. Mr. Schab recommended that the Performance Bond on Greenbrier Commons, Section One be reduced 90% and the Developer be required to provide a go around area on the south side of the highway. Mr. McQueeney expressed his concern with the potential traffic congestion and dangerous condition at this entrance, he feels the approaches should be much longer for this size development. Mr. Farquhar pointed out the fact that improvements must be made in accordance with the Plan which

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has been approved. Additional improvements should be required at the time another Record Plan for the Development is approved. Mr. Stubbs moved that the Performance Bond on Greenbrier Commons, Section One be reduced 90% as has been recommended by the City Engineer. Mayor Hoy seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

During the City Engineer's preliminary report concerning the Concept East Drainage System, Mr. Schab explained the fact that nearly 400 residences contribute to run off into the ditch; variation in tile size creates water accumulation and a hazard for children. The problem could be solved by changing the tile in the Concept Plat to correspond with the tile in the Chevy Chase Apartment Project. A final recommendation will be forthcoming at the next Council Meeting.

Mr. McQueeney sponsored Resolution Number 62-74, A Resolution Of Appreciation To The Arts And Crafts Group Sponsored By The Centerville Youth Board For Their Outstanding Demonstration Of What The Youth Can Accomplish With A Little Support From Their Local City Government, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Winterhalter reported on the Planning Commission Meeting held September 24, 1974. He reviewed the Preliminary Plan for Candlewyck South, a proposed development of 10 lots at the dead end of Mapleton Drive, 30,000 square foot lots; the Plan includes the present residence having frontage on the Cul-de-sac. Mr. McQueeney moved that Council approve the Preliminary Plan for Candlewyck South as presented. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mrs. McLaughlin advised Council of the Notification received from the Ohio Department of Liquor Control of an Application for a C-1 and a C-2 permit to sell beer and wine for carry out only filed by Revco Discount Drug Center, 8890 Lebanon Pike.

Mrs. McLaughlin also advised that the Notice of Intent to Appeal a Decision of the Planning Commission has been received from Mr. Robert P. Muzechuk concerning the Group Home on Sheehan Road. Five letters, one of which contained nineteen signatures in support of this Home have also been received.

Mrs. Lake advised Council that the Montgomery County Review Committee is looking for their eight appointments and the County Commissioners sixteen appointments to the SCCD. These appointments can be filled by elected, staff or citizens within the County region. Mayor Hoy suggested that this matter be reviewed and the necessary Resolution be prepared. Mrs. Lake also asked for suggestions for Chairman and Vice Chairmen for the Miami Valley Regional Planning Commission, suggestions should include elected officials only. Mayor Hoy asked for a formal recommendation during the next Council Meeting.

Mr. Spencer sponsored Ordinance Number 82-74, An Emergency Ordinance Fixing Additional Compensation To William Randolph In Consideration Of His Additional Duties As Acting City Manager, Said Compensation To Continue Until Such Time As He Is Relieved Of His Duties As Acting City Manager, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

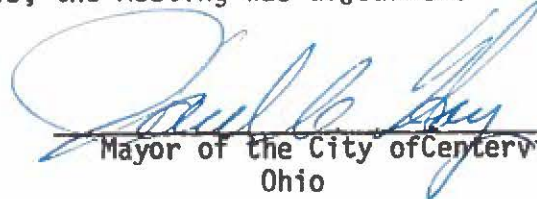
Mr. Spencer Sponsored Resolution Number 63-74, A Resolution Amending Resolution 32-74 By Substituting The Name Of William Randolph, Acting City Manager, For The Name Of Thayer D. Thompson, and moved that it be passed.

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Mr. McQueeney seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

As the poll of Council was taken, the following comment was received: Mr. Stubbs expressed his desire to proceed with an addition to the present City Garage. Mayor Hoy suggested that this matter be discussed in a Council Work Session to ascertain Council's intention.

There being no further business, the Meeting was adjourned.



Mayor of the City of Centerville,
Ohio

ATTEST:



Clerk of the Council