

RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

February 7, 1972

19

REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, February 7, 1972 at 8:00 P.M. at the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Councilmen present were as follows: Charles McQueeney, John McIntire, Russell Sweetman, J. V. Stone, Leonard Stubbs, John Davis, City Manager James Smith, Municipal Attorney Robert Farquhar, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of January 10, 1972 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of January 10, 1972 as distributed, be approved. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Davis abstained.

The Minutes of the Meeting of January 17, 1972 had been distributed prior to this Meeting. Mr. Davis moved that the Minutes of the Meeting of January 17, 1972 as distributed, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Robert Search, 7775 Park Creek Drive, appeared before Council to offer his thanks for the progress being made concerning the drainage problem in Black Oak Estates II.

The Public Hearing was held concerning Ordinance Number 87-71 which is an amendment to the Zoning Ordinance, to change 7.052 acres of land on the west side of Wilmington Pike at proposed Clio Road from Washington Township R-4 classification to Centerville B-2 classification. This is the Rezoning Request submitted by the R. & R. Investment Company.

The Notice of Public Hearing was read by the Clerk of Council.

Mr. Smith located the subject property on a map and explained adjacent zoning.

Mr. Paul Rodenbeck, representing the Applicant, explained the Request. He reviewed how proposed Clio Road will extend through this property and will connect with Clio Road through adjacent properties.

Mr. McIntire sponsored Ordinance Number 87-71, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Re-zoning 7.052 Acres, More Or Less, From Washington Township R-4 Classification To Centerville B-2 Classification, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 8-72. Mr. Smith reviewed the totals in the various funds, the Ordinance is necessary in order to make expenditures during the first three months of 1972 or until the Budget for the year has been approved. Mr. Sweetman sponsored Ordinance Number 8-72, An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During One Quarter Of The Fiscal Year Ending March 31, 1972, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

City Manager James Smith reported on the Planning Commission Meeting held January 25, 1972. He explained the Re-zoning Request of Marjorie Lagedrost for a change of 17.820 acres on the north side of Alexandersville-Bellbrook Road east of Loop Road from Centerville R-1 to Centerville B-2 and EC classifications. The Planning Commission recommended approval of the Request by a 5-0 vote subject to dedication of right of way along Alexandersville-Bellbrook Road and sufficient funds in escrow for road improvement. Mr. McIntire wondered who will determine

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what funds are sufficient for road improvement, he suggested that an efficient method of improvement be used to determine sufficient funds and this matter be resolved prior to the Public Hearing before Council. Mr. Davis moved that Ordinance Number 10-72, An Ordinance Amending Ordinance Number 15, Dated December 11, 1961, The Zoning Ordinance By Re-zoning 10.820 Acres, More Or Less, From Centerville R-1 Classification To Centerville B-2 And EC Classifications, be set for Public Hearing on March 20, 1972. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Smith reviewed the Public Hearing held before the Planning Commission concerning the Ordinance to establish the Architectural Preservation District. He outlined the area now contained in the proposed Ordinance. The Planning Commission tabled this Ordinance for further consideration on February 15, 1972. In consideration of the fact that this Ordinance has been in Planning Commission in excess of 60 days; Planning Commission Minutes indicating their receipt of the Ordinance on November 16, 1972, Mr. McIntire moved that Ordinance Number 11-72, An Ordinance Amending Ordinance Number 15, Dated December 11, 1961, The Zoning Ordinance By Rezoning The Land Described In Section 1 To Centerville Architectural Preservation District Classification, be set for Public Hearing on March 20, 1972. Mr. McQueeney seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Smith reviewed the Conditional Use Request submitted by Mr. William Fisk for his property on West Franklin Street at Weidner Lane to permit an office in a residence in accordance with Ordinance Number 13-71. The Planning Commission recommended approval of this Request subject to a revision in the number of parking spaces to seven and adequate screening on the south and east side of the property. Discussion followed concerning a possible need for additional right of way in this area of Weidner Lane. The City Manager will further review this matter prior to the Public Hearing before Council. Mr. Stone moved that the Conditional Use Request submitted by Mr. William Fisk be set for Public Hearing on March 6, 1972. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Smith reviewed the Record Plan for Black Oak Estates IV, Section Two. This portion of Black Oak Estates IV is zoned B-3 and proposed to be constructed are doubles and multi-family units. The Planning Commission recommended approval of this plan subject to sidewalk on the north side of Black Oak Drive, the plan has been approved by the City Engineer with minor changes having been made. There are no open ditches included in this Section. Mr. McQueeney would like to see some voluntary adequate screening be placed between the multi-family and single family areas by the developer. Mr. Sweetman endorsed Mr. McQueeney's suggestion. Mr. Stone moved that the Record Plan for Black Oak Estates IV, Section Two, be approved subject to the receipt of a Performance Bond in the amount of \$67,000.00, a Sub-divider's Agreement and Inspection Fee of \$305.60, and it be suggested to the Developer that adequate screening be installed at the south and east corner of the Section. Mr. Stubbs seconded the motion. Mr. McIntire moved that the previous motion be amended to read "screening will be provided between the single family and multi-family lots of sufficient foliage to obliterate the view." Mr. Sweetman seconded the motion. A roll call vote on the amendment resulted in five ayes in favor of the motion. Mr. Stone and Mayor Hoy voted no. A roll call vote on the previous motion resulted in seven ayes in favor of the motion.

City Manager James Smith explained a revised Preliminary Plan for Rose Estates. The Plan was previously referred back to the Planning Commission to consider the continuation of Nutt Road. This revised Preliminary Plan also includes a lake in the Park area. The Planning Commission did not feel that Nutt Road should continue through the subject land at this time. Mr. Russell Miller, representing the Park District, advised that the Park Board approved the previous

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Preliminary Plan which did not include a lake in the Park land. No action was taken on this revised Plan.

Mr. Sweetman sponsored Ordinance Number 12-72, An Emergency Ordinance To Establish A Table Of Organization, Personnel Classifications, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio For The Fiscal Year 1972, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. McIntire moved that Ordinance Number 13-72, An Ordinance To Establish A Table Of Organization, Personnel Classifications, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio For The Fiscal Year 1972, be set for Public Hearing on February 21, 1972. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Davis sponsored Ordinance Number 89-71, An Emergency Ordinance Concenting To The Construction Of Culverts To Carry A Natural Stream Under Marshall Road And Interstate Route Number 675 In The City Of Centerville, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. McIntire moved that Ordinance Number 14-72, An Ordinance Concenting To The Construction Of Culverts To Carry A Natural Stream Under Marshall Road And Interstate Route Number 675 In The City Of Centerville, be set for Public Hearing on February 21, 1972. Mr. McQueeney seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Hoy recommended that the following appointments be made to the Council Committees for the year 1972:

Community Facilities And Planning

John McIntire

John Davis

Russell Sweetman

Community Relations And Promotion

Charles McQueeney

Russell Sweetman

J. V. Stone

Finance And Personnel

John Davis

John McIntire

Charles McQueeney

Public Health And Safety

J. V. Stone

Charles McQueeney

Leonard Stubbs

Public Services

Russell Sweetman

John McIntire

Leonard Stubbs

Mayor Hoy advised that the first name on each Committee will be designated Chairman. Mr. Sweetman moved that the appointments be confirmed by Council. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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Mayor Hoy gave the following Mayor's Report for the month of January, 1972:

Zoning Permits	
19 Single family residences	
2 Signs	
1 Double apartment building	
Mayor's Court	
Fines and Forfeitures	\$.721.00
Costs	290.00
Total	
	\$1,011.00

Mr. Davis moved that the Mayor's Report as read, be accepted. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mayor Hoy abstained.

Mr. Smith reviewed the three bids received for the purchase of a Sidewalk Tractor. He recommended accepting the bid of Dayton Ford Tractor, Inc.; net bid price of \$4,341.83 including trade in. Discussion followed concerning whether to trade the Oliver Tractor as previously planned, it could be utilized for mowing grass during the summer months. The City Manager will review this matter to determine whether or not to trade the Oliver Tractor, and if, without trade-in, a cash discount could be received. Mr. McIntire moved that Centerville purchase from Dayton Ford Tractor, Inc. the Ford Tractor which they bid \$4,841.83 less trade-in of \$500.00, net bid of \$4,341.83, and leave open for Mr. Smith to work out the details. Mr. McQueeney seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Clerk of Council Marilyn McLaughlin advised that a Notice of Intent to Appeal a Planning Commission Decision rendered on January 25, 1972 relative to the Rezoning Request filed by fourteen property owners on the south side of East Alexandersville-Bellbrook Road, has been received.

As the poll of Council Members was taken, the following comments were received:

Mr. Sweetman, Mr. Davis, and Mr. Stubbs complimented the Street Department for it's fine work of snow removal during the past snow fall.

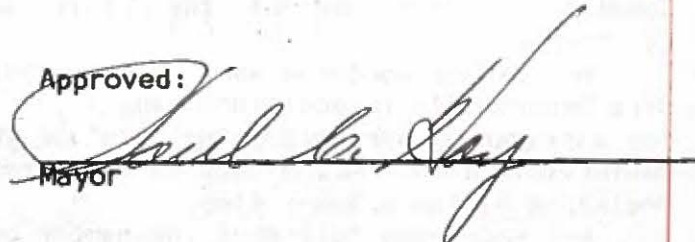
Mr. McQueeney wondered about the focusing of lights at Voss Chevrolet Company onto Village South residents. Mr. Smith advised that this has been improved.

Mr. Stone recommended that Mr. Smith keep Council abreast of current status at the Red Coach South Park. Mr. McQueeney suggested that Russell Miller be invited to bring Council up to date on the development of the Red Coach South Park.

Mr. Stubbs suggested that annexation of land to Centerville be reviewed by a Council Committee.

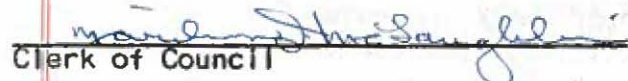
The Meeting was then adjourned.

Approved:



Mayor

Attest:



Clerk of Council