

RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

July 10,

19 72

REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, July 10, 1972 at 8:00 P.M. at the Centerville High School, South Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Councilmen present were as follows: Russell Sweetman, Charles McQueeney, J. V. Stone, Leonard Stubbs, John McIntire, City Manager James Smith, Municipal Attorney Robert Farquhar, City Engineer Karl Schab, Director of Finance Ronald Budzik and Clerk of Council Marilyn McLaughlin.

Mr. McIntire moved that Councilman John Davis be excused from this Meeting. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Minutes of the Meeting of June 19, 1972 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of June 19, 1972 as distributed, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Sweetman abstained.

City Manager James Smith reported on the Planning Commission Meeting held June 27, 1972. He explained the Rezoning Request submitted by Paul E. Lapp, Inc. for a change of 49.5 acres from Washington Township R-4 and B-2 to Centerville R-3 and B-2 classifications. The property is located on the south side of East Alexandersville-Bellbrook Road, west of Wilmington Pike. There were no objections to the request indicated before the Planning Commission; a recommendation from the Commission will be forthcoming on July 25, 1972.

Mr. Smith reviewed the Variance Application approved by the Planning Commission for the Woods Property on the west side of Bigger Road. The Variance was requested in order to move one apartment building within the required set back line to prevent the removal of two large trees.

The Rezoning Request and the Conditional Use Request of James Schwindeman were reviewed by City Manager James Smith. Mr. Schwindeman has requested a change of 11 acres from Washington Township R-2 to Centerville S-2 classification, 30,000 square foot lots. He has asked for a Conditional Use to vary the lot sizes on the subject property. The property is located at the end of Mapleton Drive, south of Alexandersville-Bellbrook Road and behind the properties owned by Drs. Kelso and Hughes. No one appeared in opposition to the Requests at the Planning Commission Meeting. The Planning Commission approved the Requests by a 5 to 0 vote. Mr. McIntire expressed concern over the roadway design proposed on the Preliminary Plan. Mr. Farquhar advised that the Conditional Use Request should be considered after approval of the Rezoning Request. Mr. McIntire moved that Ordinance Number 45-72, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 11 Acres, More Or Less, From Washington Township R-2 Classification To Centerville S-2 Classification, be set for Public Hearing on August 21, 1972. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith reviewed the Record Plan for Revere Village, Section 3A. The Plan consists of three lots on the west side of Virginia Avenue. The Planning Commission unanimously recommended approval of the Plan provided the Developer places the first course of Black Top on Virginia Avenue, that portion included on the Plan, to relieve the dust problem and that sidewalks be provided on the west side of Virginia Avenue. Mr. McIntire called for a clarification of Council's action on the Preliminary Plan. The Minutes of the June 5, 1972 Council Meeting relative to this matter were read. Upon

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request of Mr. Sweetman it was found that the construction of Virginia Avenue has been covered by a previously posted Performance Bond. Mr. Stone moved that the Record Plan for Revere Village, Section 3A be approved, subject to the recommendation of the Planning Commission. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire abstained.

The Public Hearing concerning Ordinance Number 44-72 was held. Mr. Farquhar reviewed the proposed Ordinance; it adopts the Ohio Building Code, permits the City to contract with other parties for plans approval, sets a fee schedule and designates the City Engineer as the Chief Enforcement Official for the City. Mr. Sweetman sponsored Ordinance Number 44-72, An Ordinance To Adopt The Ohio Building Code By Reference Authorizing The City To Enter Into A Contract With Other Municipalities, Counties, Health Districts Or Other Political Subdivisions, Persons, Firms Or Corporations To Do Its Plans Approval And Inspections, Designating A Chief Enforcement Official And Adopting Inspection Fees, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith reviewed the Rezoning Request of the Black Oak Development Company. The property is located on the east side of Clio Road, south of Alexandersville-Bellbrook Road. Requested is a change of 92.523 acres from Washington Township R-3 to Centerville B-1, R-3 and B-2 classifications. Mr. Don Ernst from the Ralph L. Woolpert Company and representing the Applicant explained the Development Plan for the subject land. Mr. Farquhar reviewed the covenants which have been prepared by the Developer to be placed upon the property if the Rezoning is granted. Mr. Stone wondered about access onto Clio Road. Mr. William Rogers, Attorney for the Applicant, advised that an access road could be provided onto Clio Road at the time the Preliminary Plan for the development is presented. Mr. Stone sponsored Ordinance Number 42-72, An Ordinance Amending Ordinance No. 15 Dated December 11, 1961, The Zoning Ordinance By Re-Zoning 92.523 Acres, More Or Less, From Washington Township R-3 Classification To Centerville R-1, R-3 And B-2 Classifications, and moved that it be adopted subject to eliminating the 1.4 acre proposed B-2 tract on the north west corner of the property and subject to the deed containing the covenants and the deed containing the park land being placed in escrow for their recording when the Ordinance becomes effective (30 day period). Mr. McQueeney seconded the motion. A roll call vote resulted in three ayes in favor of the motion. Mr. Sweetman, Mr. Stubbs and Mr. McIntire voted no.

Cable TV in the south of Dayton area was again discussed by Council. Mr. McIntire felt that COG should be providing alternative ideas relative to Cable TV and TV as we now have, he would like to see a complete program presented. Mayor Hoy suggested inviting some private TV representatives to meet with Council to point out various alternatives. Mr. Sweetman moved that Council invite four or five people pro and con at the discretion of the City Manager to speak five to seven minutes on Cable Television. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Hoy suggested that Applicants for the Centerville Youth Board be interviewed prior to the next Meeting, and that the necessary Ordinance be prepared for said appointments.

Mr. Smith advised that the improvement of Rahn Road is progressing slowly. Mr. McQueeney suggested that attention to this matter be directed to the President of Penn Central in reference to his previous correspondence.

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In consideration of the street resurfacing program for 1972 as proposed by Mr. Smith, Mr. Sweetman moved that the City Manager be authorized to go to bid for road resurfacing as he has outlined, pages one through four calling for 9,000 tons T35, 19⁰⁰ gallon Tack-Coat and 57,276 square yards of Slurry Seal. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Hoy explained correspondence received from William Yeck, Chairman of the Centerville-Washington Park District concerning the Resolution passed by Council calling for an environmental impact study relative to area parks. HUD, because of the Resolution, is denying any grants to the entire Park District. The Park District is asking that the Resolution be reworded to remove all Parks except Iron Horse Park from the Environmental Impact Study. Mr. Stone moved that the City Manager be authorized to write a letter to HUD to clarify the position of Council that their intent in passing the Resolution on March 6, 1972 was not to require an environmental impact study for each park in the area but only a suggestion that it be primarily in the Iron Horse Park area. Mr. Stubbs seconded the motion. Mr. McQueeney suggested that the letter make some reference to the recreation needs in the Community. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith reviewed the need for additional bed space at the Kettering Memorial Hospital. Their facilities cannot be expanded due to the overall surplus of beds in other hospitals. Mr. Farquhar reviewed a proposed Resolution which would request that the Greater Dayton Health Planning Council reconsider the needs at the Kettering Memorial Hospital. Mr. Stone suggested and Council concurred that this matter be referred to the Public Health and Safety Council Committee for review and a report be forthcoming to Council in thirty days, explored should be various avenues open to the City of Centerville.

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

Mr. Sweetman brought attention to the condition of the feasibility study he received relative to Chevy Chase Park. This study was to be a congressional investigation. He suggested that a follow up letter be sent to Mr. Saxbe and Mr. Taft advising them that Council is awaiting their reply to Resolution Number 10-72. He also suggested that the City Manager request of Mr. Tischman, the various items he indicated were available relative to the proposed apartment project.

Mr. McIntire suggested setting a standard design for all street markings in the plats as they are developed. He also suggested that a Community Attitude Survey be considered to bring into perspective what people want in their Community (life-style, zoning, services, etc.)

Mr. Stone questioned the condition of certain streets in Red Coach South. Mr. Schab advised that the last two inches of surface is now being applied. Mr. Stone also wondered about a right turn lane on State Route 48 onto Whipp Road. He suggested that the City Manager consider establishing such on a temporary nature until the improvement is made under the TOPICS Program. Mr. Stone asked for an evaluation from the City Manager and City Engineer relative to changing the type of curbs being used (roll back vs chair back). He also suggested exploring the possibility of concealing telephone and electric wires in all developments in Centerville.

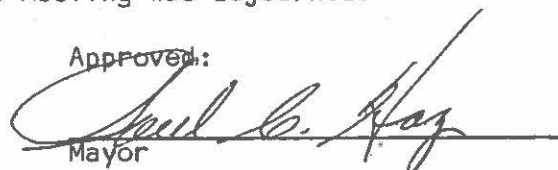
Mr. Stubbs questioned the status of the drainage problem on the Village South Park property. Mr. Smith advised that a solution has not yet been reached.

There being no further business, the Meeting was adjourned.

Attest:


Clerk of Council

Approved:


Mayor