

RECORD OF PROCEEDINGS

Minutes of

October 4, 1971 Regular

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held October 4, 1971

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session, October 4, 1971 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: John McIntire, John Zengel, Russell Sweetman, John Davis, J.V. Stone, Victor Green, Acting City Manager James Smith, Municipal Attorney Robert Farquhar, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of September 20, 1971 had been distributed prior to this Meeting. Mr. Sweetman moved that the Minutes of the Meeting of September 20, 1971 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mrs. Pat Carney, Mrs. Fred Hyslop and Mrs. ^{Paul}~~Dick~~ Heintz appeared before Council representing the Centerville District of the League of Women Voters, to thank Centerville Officials for their assistance while compiling a booklet on Centerville and Washington Township.

Mr. Rodney Miller, 320 South Village Drive, appeared before Council to question the progress being made by the City with the J.S. Davis Company concerning restoration of the buffer strip between the Davis property and the Village South Plat, and acquiring revenue for damages imposed upon the City in the Plat from drainage off this property. Mr. Smith advised that the M & S Construction Company has agreed to seed the slope and plant trees in the buffer zone prior to November 1; the cost estimates concerning damages are being finalized and will be submitted shortly to Mr. Davis. Mr. Sweetman requested that the City Manager acquire a landscape estimate for restoration of the buffer strip from the property owner to compare this with the two previously received by the City.

Mr. Davis reported on the Planning Commission Meeting held September 28, 1971. He reviewed the Preliminary Plan for Greenbrier Commons, a development proposed for the land lying on the north side of Alexandersville-Bellbrook Road at the present dead end of Clyo Road. Planned at this time is the development of approximately 11.87 acres into 144 apartment units at a density of 12 units per acre. The plan includes a boulevard type access private street with a pavement width of 44 feet with green space in the medium. This street will access onto Alexandersville-Bellbrook Road. The Planning Commission approved this Preliminary Plan by a 5 to 2 vote. Mr. McIntire, considering the undedicated streets in the development and the possibility of request for dedication of such in future years, wondered if legislatively the City could require the streets to be constructed according to Centerville Street Standards. Mr. Davis advised that the developer was told at the Planning Commission Meeting that the burden of proof is his responsibility should he request dedication of streets in future years. Mr. Farquhar will review the possibility of requiring the construction of undedicated streets to be according to Centerville Street Standards. Mr. McIntire also objected to undedicated streets from the safety aspect, the fact that traffic controls cannot be enforced by the police department. Mr. Davis moved that the Preliminary Plan for Greenbrier Commons, Section One be approved, and a Zoning Certificate be issued. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire and Mr. Sweetman voted no.

Mr. Davis reviewed the motion and vote by the Planning Commission concerning the Rezoning Request submitted by the Sun Oil Company for a change from B-1 to B-2 Zone classification for the south west corner at Main and Franklin. The motion for denial received a 3 to 4 vote; thus offering no recommendation to Council. Clerk of Council Marilyn McLaughlin advised that a Notice of Intent to Appeal the Decision of the Planning Commission has been received from this Applicant.

Mr. Farquhar reviewed his findings concerning the sale of the City owned Parking Lot on Westerfield Drive. It must be determined by a 2/3 vote of Council that the land is no longer needed for municipal purposes; after such determination is made it can be offered for sale by a notice on five consecutive weeks in a newspaper of general circulation and then sold to the highest bidder. Mayor Hoy pointed out that in consideration of the proposed Architectural Preservation District, this Parking Lot could become a great asset

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to the property to the west. Mr. Stone objected to selling any property currently being used to a great extent as a Municipal Parking Lot.

Mr. Clark Himes, pointed out that his objection to the Parking Lot is the potential nuisance factor of lights facing into his property after dark. Mr. Davis requested that the City Manager review with Mr. Himes what screening could be provided by the City to rectify this nuisance factor.

Mr. Himes suggested that consideration be given to a time restriction on parking in this lot. This will also be reviewed by the City Manager.

Mr. Farquhar reviewed his progress concerning the Codification of City Ordinances, some Sections will be available for Council review in a few weeks.

Mayor Hoy read the following Mayor's Report for the month of September, 1971:

Mayor's Court	
Fines and Forfeitures	\$ 934.00
Costs	336.00
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Total	\$1,270.00

Zoning Permits
 32 Single family residences
 2 Additions to residences
 2 Swimming pools
 1 3 family condominium
 1 Sign
 1 Commercial building

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

Director of Finance Ronald Budzik reviewed receipts and expenditures in the Animal Warden Department through September 30, 1971. He also reviewed his Analysis of Fund Balances for the third quarter of 1971. He suggested revising the current budget to provide for some top priorities. The City Manager and Director of Finance will pursue such revision.

Mr. McIntire sponsored Resolution Number 10-71, A Resolution Of Appreciation For The Services Of Frank W. Williams As City Engineer, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

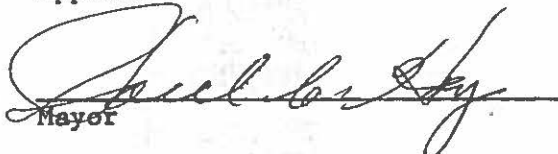
Mr. Davis sponsored Ordinance Number 74-71, An Emergency Ordinance To Amend Ordinance Number 4-71 For A Table Of Organization, Personnel Classification, Rates Of Pay And Regulations For Employees Of The City Of Centerville, Ohio, and moved that it be passed. Mr. Green seconded the motion. Acting City Manager James Smith reviewed the proposed Ordinance. The Ordinance establishes the position of Acting Police Lieutenant and increases the duties of the Building Inspector; it provides for salaries for such. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Davis moved that Ordinance Number 75-71, An Ordinance To Amend Ordinance Number 4-71 For A Table Of Organization, Personnel Classification, Rates Of Pay And Regulations For Employees Of The City Of Centerville, Ohio, be set for Public Hearing on October 18, 1971. Mr. McIntire seconded the Motion. A roll call vote resulted in seven ayes in favor of the motion.

While the Poll of Council Members was taken, Mr. Davis suggested that consideration be given by the Director of Finance and City Manager to the hiring of an advisory body, namely Miami Valley Regional Planning Commission to assist the Planning Commission yet this year.

The Meeting was then adjourned.

Approved:


 Mayor

Attest:


 Clerk of Council