

RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held December 6, 1971

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, December 6, 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 Zengel, Victor Green, J.V. Stone, John McIntire, Russell Sweetman, City Manager James Smith, Director of Finance Ronald Budzik, City Engineer Karl Lewis, Acting Municipal Attorney Ken Bailey, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of November 8, 1971 had been distributed prior to this Meeting. Mr. Sweetman moved that the Minutes of the Meeting of November 8, 1971 as distributed, be approved. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Minutes of the Meeting of November 15, 1971 had been distributed prior to this Meeting. Mr. Green moved that the Minutes of the Meeting of November 15, 1971 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Gene Kemp, 2430 Hemphill Road and owner of 6490 Bigger Road, that land adjacent to the Olympion Club Property, appeared before Council concerning not being permitted to hunt on his own farm land in the City of Centerville. Mr. Smith explained the Ordinance, no acceptions are made in the Ordinance to permit people to hunt on their own farm land. Mayor Hoy and Mr. Green suggested that the Ordinance be reviewed and perhaps be changed to provide for the issuance of a permit in particular circumstances.

Mrs. Leah Harrall, 85 Virginia Avenue, appeared before Council to submit two Petitions: 1. A Petition signed by ten residents on Virginia Avenue requesting that parking be prohibited on Virginia Avenue during the hours of 7:30 A.M. and 3:00 P.M. while school is in session due to the view obstruction and bottleneck at intersections now presently existing, 2. A Petition signed by 42 residents on Virginia Avenue, Jeanette Drive, Westerfield Drive and White Birch Drive concerning excessive speed on these streets, they request immediate traffic control during the peak school hours. Following discussion, Mayor Hoy suggested that parking be prohibited on Virginia Avenue excepting for parking passes; Mr. Stone suggested that the School Administration and Student Council be made aware of the problem for them to determine a solution. City Manager James Smith will review this matter with the School Administration and Student Council.

Mr. Smith reported on the Planning Commission Meeting held November 30, 1971. He explained the Curb Cut Application submitted by Robert Siebenthaler to widen the present Cut off Far Hills Avenue to 40 feet at the southern edge of the Nursery Property. The Planning Commission recommended approval of the Application by a 6-0 vote provided that a lane stripe be placed in the center of the Cuts to separate the lanes. Discussion followed concerning the traffic hazard condition existing on State Route 48 in this location. Mr. Green moved that the Siebenthaler Curb Cut Application as presented, be granted. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. Stone and Mr. McIntire voted no.

Mr. Smith reviewed the Rezoning Request of Inland Systems, Inc. for 52.654 acres of land on the north side of Alexandersville-Bellbrook Road just east of Loop Road and surrounding the Lagedrost Property, a change from R-1 to B-2 & EC zone classifications. Mr. Zengel indicated his opposition to the statement made by Charles Abromovitz, representing the developer, that "there would be no construction of an additional lane along Alexandersville-Bellbrook Road, but that the additional lane would be dedicated." Mr. Zengel's comment will be referred to the Planning Commission. The Planning Commission took no action on this Request.

Mr. Smith reviewed the Rezoning Request of the R. and R. Development Company to rezone 7.052 acres on Wilmington Pike south of the Kettering Corporation Line from Washington Township R-4 to Centerville B-2 classification. The Developer has indicated that proposed are two gasoline stations to be located on each corner of the proposed Clyo Road with Wilmington Pike. The Planning Commission recommended approval of this Request by a 5-1 vote. Mr. Zengel stressed Council's previous concern relative to Clyo Road continuing through a residential

Held

December 6, 1971 cont.

19

area, said residential land being that just west of this subject Request. Mr. McIntire suggested that an investigation be made as to what is necessary to require the Developer to construct Clyo Road as he has indicated on the map through the subject land. Mr. McIntire pointed out that the City Government must see to it that proposed Clyo Road is constructed at no cost to the City. Mr. Smith will pass Council's feelings on to the Developer. Mr. Stone moved that 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, be set for Public Hearing on February 7, 1972. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith reviewed the Record Plan for Black Oak Estates IV, Section 1. The Planning Commission recommended approval of the Plan by a 6-0 vote subject to review by the City Engineer and subject to determining the amount of Bond. City Engineer Karl Lewis recommended approval of the Plan subject to some prior changes having been made and incorporated in the Final Drawing. Mr. Green moved that the Record Plan for Black Oak Estates IV, Section 1 be approved, subject to the receipt of a Performance Bond in accordance with the City Engineer's recommendation, subject to receipt of a Sub-Divider's Agreement, and an Inspection Fee. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith explained the U.S. Post Office's request for a name change in Rose Estates. There is a duplication of Marsha Way existing in the City of Dayton delivery area. The Planning Commission recommended that the name be changed to Marsha Jeanne Way by a 6-0 vote. Mr. McIntire moved that Ordinance Number 88-71, An Ordinance Changing The Name Of Marsha Way To Marsha Jeanne Way, be set for Public Hearing on December 20, 1971. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith explained the Sign Permit Application for the Hinkle House on Far Hills Avenue just south of the Ponderosa Restaurant. Requested is a Permit to place the sign on the wood fascia on the front of the building in an E-C District. The Planning Commission recommended approval of this Application by a 6-0 Vote. Mr. McIntire moved that Council accept the Planning Commission recommendation concerning the Hinkle House Sign Request. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith explained the Curb Cut Application submitted by the Chrysler Corporation for two 30 foot Cuts off Loop Road, west of the Voss Chevrolet Property and east of the Bill Knapp Restaurant. These would provide access to a proposed automobile retail sales and service building. The Cuts are to be located one on each side of the proposed structure. The Planning Commission recommended approval of this Application by a 6-0 vote. Mr. Zengel moved that the Curb Cut Application submitted by the Chrysler Corporation be approved as presented on the drawing. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Robert Archdeacon, representing Black Oak Development Company explained the Preliminary Plan for Black Oak Estates V, Extension, the former Johnston Farm. Planned is an Extension to a Residential Development Plan to consist of 90 lots on 56.4 acres ranging in size from approximately 15,000 to 25,000 square feet. The area includes a 7.5 acre park. The Planning Commission had previously recommended approval of this Plan by a 5-0 vote. Mr. McIntire moved that Council accept the Planning Commission's recommendation concerning the Residential Development Plan for Black Oak Estates V Extension, Preliminary Plan. Mr. Green seconded the motion. Discussion followed concerning access into this Developed Land. Mr. Zengel was concerned with the traffic pattern designed through the Development. A roll call vote resulted in six ayes in favor of the motion.

Mr. Alex Browning, Centerville City School Psychologist, presented to Council and explained "A comprehensive study guide on drugs, their use, and abuse prepared by Richard Benjamin." Mr. McIntire moved that Centerville full-fill that financial commitment previous made by Council. Mr. Sweetman seconded the motion. Mr. Browning advised that this money will be used to purchase necessary reference material. Mr. Zengel requested to see some future evaluation of the program. Mr. Sweetman suggested that perhaps in the future Council could consider paying the salary of an instructor in the Drug Education Program for one or two evenings per week. A roll call vote resulted in six ayes in favor of the motion.

RECORD OF PROCEEDINGS

Minutes of

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

December 6, 1971 cont.

19

Acting Municipal Attorney Ken Bailey reviewed a Resolution adopting the Master Plan for the City of Centerville entitled "Comprehensive Development Plan For The City Of Centerville" as prepared by Parkins, Rogers, and Associates, Inc. and as subsequently modified. Mr. Stone sponsored Resolution Number 13-71, A Resolution Adopting the Master Plan for the City of Centerville, and moved that it be approved. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

In review of the status of Pleasant Hill Plat, Section Sixteen, Mr. Smith advised that 638 square yards of sidewalk is yet to be constructed. The City Engineer recommended that a Maintenance Bond in the amount of \$2,200.00 to cover the finished portion of this Section be received and the Performance Bond be reduced to \$4,350.00 to cover completion of the unfinished portion. An additional Maintenance Bond will be submitted to cover the unfinished portion when that work is completed and the Performance Bond is released. Mr. McIntire moved that the Performance Bond on Pleasant Hill Plat, Section Sixteen be reduced to \$4,350.00 from the original Bond in the amount of \$43,000.00. Mr. Sweetman seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Zengel abstained. Mr. McIntire moved that a Maintenance Bond in the amount of \$2,200.00 be received for Pleasant Hill Plat, Section Sixteen for that portion of the Section which has been completed. Mr. Sweetman seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Zengel abstained.

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

Mayor's Court	
Fines and Forfeitures	\$ 926.00
Costs	357.00
	<hr/>
Total	\$1,283.00

Zoning Permits	
24	Single family residences
3	T.V. Towers
2	Additions to residences
1	Swimming pool
2	Two family apartment buildings
3	Additions to commercial buildings
2	Signs

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

Mr. Smith reviewed his City Manager's Report. He outlined his cost estimate for snow removal equipment for sidewalks. He estimated the cost to be \$5,500.00, it can be used for mowing in the summer months. Mr. Green moved that Centerville go to bid to purchase a tractor to be used for snow removal on sidewalks throughout the City. Mr. McIntire seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Traffic signalization at State Route 48 and North Village Drive, State Route 48 and Loop Road, Virginia Avenue and Franklin Street, and Marshall Road at Whipp Road, were discussed by Council. Mr. Smith advised that previous correspondence from the State Highway Department indicates their approval for us to install signalization on State Route 48 at North Village Drive and Loop Road at our expense; cost estimates being:

Virginia and Franklin	\$8,500.00
North Village and SR 48	9,000.00
Marshall and Whipp	9,000.00
Loop and SR 48	8,500.00

Mr. McIntire moved that Centerville go to bid for traffic signalization at North Village Drive/Boundbrook Drive and State Route 48, and Virginia Avenue and State Route 725 also known as West Franklin Street. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. McIntire moved that the Centerville Government request the Washington Township Government for financial assistance on the North Village/Boundbrook and State Route 48 traffic signal to the extent of that part which services the Washington Township community. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Held

December 6, 1971 cont.

19

Mayor Hoy referred to the Community Facilities and Planning Council Committee for review and recommendation some sample Ordinances concerning prohibiting pennants and banners at Service Stations and regulating abandoned Gasoline Stations.

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

Mr. Stone suggested that Chairman be appointed to all Council Committees; Mayor Hoy suggested that this be done soon after the Committees are reorganized in the beginning of 1972.

Mr. McIntire advised Council that he has suggested to the Centerville Area Development Corporation to look at the area north of proposed Clio Road, south of proposed I-675, between the Railroad Tracks and Wilmington Pike. He proposed to have a professional planner work with the Centerville Planning Commission and Centerville Government to arrive at some proposals for the area in question, and look to the possibility of the Centerville Government, the Centerville Area Development Corporation in conjunction with the Ohio Department of Industrial Development, the Penn Central Railroad Company and the Ohio Department of Highways to the feasibility of additional use of the Penn Central Railroad possibly being developed into an additional spur to the direct east to Wilmington Pike within the State of Ohio right-of-way that with conjunction of the overview of it, perhaps a broad based industrial development use for that area. He hopes that the Centerville Planning Commission can get some new input as to what this area is best suited. Mr. McIntire moved that Council strongly recommend to the Planning Commission that a special professional planner be retained for the area north of proposed Clio Road, south of proposed I-675 and between the Penn Central Railroad tracks and Wilmington Pike. Mr. Zengel seconded the motion. Mayor Hoy advised that after the Planning Commission's thoughts are received by Council, the Municipal Attorney should determine who selects and how a professional planner can be retained. Mr. Stone felt that monies should not be expended until the future plans of the property owners have been reviewed and determine whether or not a spur can be provided along the State of Ohio right-of-way. Mr. Green felt that first of all a planner should prepare for the City a new Zoning Ordinance. A roll call vote resulted in three ayes in favor of the motion. Mr. Green, Mr. Stone, and Mr. Sweetman voted no.

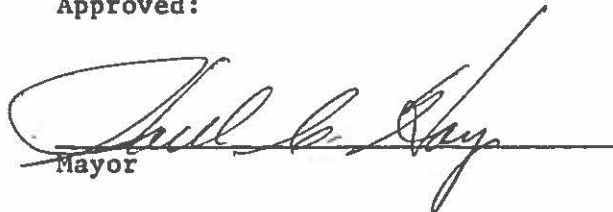
Mr. McIntire suggested that the City finance the \$6.00 per person attending the T.C.C. Annual Meeting on December 17, 1971.

Mr. Green suggested that there be a better follow up on Street Cuts in the City, especially the one made some time ago on Loop Road.

Mr. Sweetman suggested that some traffic control relief by the Police Department be provided at Main and Franklin Streets during the Christmas Season.

The Meeting was then adjourned.

Approved:


Mayor

Attest:


Clerk of Council