

## RECORD OF PROCEEDINGS

Minutes of

Regular

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held June 1,

1970

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session, Monday, June 1, 1970 at 7:30 P.M. at the Municipal Building with Deputy-Mayor John Davis presiding. Councilmen present were as follows: Harold Wells, J.V. Stone, Victor Green, City Manager John Griffin, City Engineer Frank Williams, Municipal Attorney Robert Farquhar, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of May 18, 1970 had been distributed prior to this Meeting. Mr. Stone moved that the Minutes of the Meeting of May 18, 1970 as distributed, be approved. Mr. Green seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Wells reported for the Planning Commission. He reviewed the Curb Cut Application for the Bill Knapp Restaurant on Far Hills Avenue at Loop Road. There will be a 24 foot private drive from the Restaurant for access onto Loop Road. The Traffic Engineer from Kettering recommended that the Curb Cut onto Far Hills Avenue be near the south property line. The Company agreed to the following as also recommended by the Traffic Engineer:

1. To increase the radius of approach to 35 feet.
2. To erect a sign on the property "No Left Turn" onto Route 48. The City will also erect a sign "No Left Turn" in the right of way at the same location.
3. Paint markings on the pavement to provide an island between lanes.

Councilmen John McIntire and John Zengel entered the Meeting at this time.

The Planning Commission recommended to Council that the Curb Cut Application for the Bill Knapp Restaurant with above three restrictions be approved. Mr. Wells moved that the Bill Knapp Restaurant Plan dated the 4th day of May, 1970 with the restrictions concerning no left turns and a painted island be approved. Mr. Davis second the motion. Mr. McIntire felt that Route 48 through these sections will become a blood strip in the future. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire voted no. Mr. Davis recommended that the City consider removing the buttons in the center of Route 48 at this location upon the completion of the development.

The Revised Curb Cut Application for Genuine Auto Parts on North Main Street was explained by Mr. Wells. In consideration of the building location on the property, the Planning Commission felt that two Curb Cuts would be safer than a single cut. The Planning Commission recommended to Council that this Curb Cut as shown on the plan and based on the flow of traffic through the parking lot, be approved. Mr. Wells moved that the plan for Curb Cuts for Genuine Auto Parts as shown on the drawing as revised, dated the 6th day of May, 1970, be approved. Mr. Stone seconded the motion. Mr. Zengel advised that this is not the type of structure that Council would like to see the City built up with, the building is too large for the lot, it cannot facilitate adequate parking and proper ingress and egress. Mr. Wells amended his previous motion by adding that the southern curb cut be marked "Entrance Only" and the northern curb cut be marked "Exit Only". Mr. Stone agreed to the amendment. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire voted no.

Approval of Oak Creek Four, Section Five was discussed by Council. Mr. Wells explained the overall layout for this development, this Section contains an open ditch. The Planning Commission recommended that this ditch be left open and that it be paved as it is in the City of Kettering, and that a sidewalk be continued into Centerville on the same side as it is in Kettering, and waived the requirement for a sidewalk on the west side of the roadway. They recommended approval to Council of this plan based upon the above conditions. Mr. Wells moved that the Final Plat Plan and Construction Drawings for Oak Creek Four, Section Five subject to sidewalk being provided as specified, receipt of a \$69,000.00 Performance Bond, and an Inspection Fee in the amount of \$332.30 be approved. Mr. Davis seconded the motion. Discussion followed concerning the construction of the open ditch. Mr. Robert Archdeacon advised that sod on the slopes and aluminum guard rail on both sides of the ditch are covered in the Bond. A roll call vote resulted in five ayes in favor of the motion. Mr. McIntire voted no.

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Mr. Wells advised that the Planning Commission approved a request from the Edward J. DeBartolo Corporation for a theater reader board sign to be attached to the existing Gold Circle sign.

Mr. Wells advised that the Planning Commission has received from the Joint Planning Committee the Background for Planning, the Capital Improvement Program, the Subdivision Regulations, and the Comprehensive Development Plan prepared by Parkins, Rogers and Associates, Inc., for their use. The Committee did not consider the Proposed Zoning Code to be adequate. Mr. Wells advised that the City and Washington Township Planning Commissions will continue to work on the Zoning Code and try to carry out the plans of the Joint Planning Committee concerning a joint Zoning Ordinance. Mr. McIntire felt that a review of the Master Plan before the public as soon as possible at a Council Meeting is in order. He felt that Council should compare the proposed Zoning regulations with those presently being considered by Montgomery County. He would like to know why the zoning regulations are not adequate.

Discussion was held concerning the City sending representatives to visit two planned areas near Washington D.C. on June 24 and 25, 1970. Council agreed to send one member of the Planning Commission, to be chosen by the chairman, to accompany the City Manager on this trip. Mr. McIntire moved that Council authorize two men within the Planning Commission to be chosen by the Planning Commission chairman to go on this planning trip concerning community development and that the necessary funds be authorized. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Wells reviewed the Public Hearing held before the Planning Commission concerning the Request for Rezoning by James P. McConnaughey and others. Requested change is for 51.548 acres, more or less, from Centerville R-1 and Washington Township R-4 to Centerville R-3 classification. The property is located on the south side of East Whipp Road, east of Village South. Petitions were submitted to the Commission in opposition to the change.

Mr. Wells reviewed the Public Hearing held before the Planning Commission concerning the Rezoning Request of Jack Puterbaugh and others. It is requested that approximately seven acres located on both sides of South Main Street be rezoned Centerville B-1 classification. The present zone classification is R-2 and R-3. There was opposition indicated by property owners in the Concept Plat.

The Variance Request for a sign at the Bill Knapp Restaurant was explained by Mr. Wells. The Planning Commission permitted the erection of the sign to be in the first parking space as indicated on the drawing.

Deputy-Mayor John Davis read the following Mayor's Report for the month of May, 1970.

Mayor's Court	
Fines and Forfeitures	\$ 941.00
Costs	360.00
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Total	\$1,301.00

Zoning Permits

- 9 One family residences
- 4 Additions to residences
- 1 Swimming pool
- 1 Apartment building
- 2 Commercial buildings
- 2 Signs

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

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John Griffin gave his City Manager's Report. Various garbage collection costs were discussed by Council. Mr. Stone and Mr. McIntire requested that the rules and regulations in the present contract be given to the press for publication to educate the public since the contract will be strictly followed by the collector. Mr. Davis advised that a copy of the contract will be given to the press after the Meeting.

The widening of State Route 725 (Alexandersville-Bellbrook Road) in front of the Gold Circle Store was again discussed by Council. Council agreed that action on this widening should be pursued vigorously.

Engineer Frank Williams explained his and Mr. Zengel's recommendation concerning the drainage problem existing at the rear of four properties on Bethel Road bordering the Dr. Thomas Farm. He recommended building a levy 18" high, close to the fence on the Dr. Thomas Farm, with the swale side close to the field and about 450' long. A 15" tile and a catch basin would also be installed. Permission is needed from Dr. Thomas to enter his property. Mr. McIntire recommended that this matter be pursued from the administrative level and work begin at the earliest possible time.

The drainage problem existing at 40 and 50 Johanna Drive was discussed by Council. Mr. Davis recommended that all figures for both a paved bottom and pipe installation be presented to the property owners for their consideration. City Manager John Griffin will have a further report concerning this matter at the Council Meeting on June 15, 1970.

Mr. Davis commended Mr. George Steller for his participation in rectifying the drainage problem existing in Red Coach. Mr. Green requested that a letter of appreciation be sent to Mr. Steller.

An Ordinance Prohibiting The Leaving Or Allowing A Junked Or Abandoned Vehicle To Remain On Any Street, Highway Or Other Property Within The City; Providing For An Order Of Removal Of Same; Providing For Impounding Of Same And For A Penalty, was discussed by Council. Municipal Attorney Robert Farquhar recommended amending the Ordinance passed in 1966 relative to this same subject. He will prepare such an amendment for the next Council Meeting.

Mr. Green made reference to an article appearing in the Kettering-Oakwood Times by Mr. Wert, Kettering Traffic Engineer, concerning Centerville's lack of planning for the future. He pointed out the fact that in a Status Report of all the planning for roads, highways, traffic signals and other types of improvements in the Montgomery and Green County area, prepared by TCC, Centerville is first on the list. Mr. McIntire advised that on the first page of this print out there are five major projects involving Centerville concerning road planning.

The Meeting was then adjourned.

Approved:

*Paul G. King*  
Mayor

Attest:

*Marilyn J. McLaughlin*  
Clerk of Council