

RECORD OF PROCEEDINGS

Minutes of January 20, 1969

Special Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held January 20,

1969

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session, Monday, January 20, 1969 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, John Davis, J.V. Stone, John Zengel, City Manager John Griffin, Engineer Frank Williams, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The minutes of the Meeting of January 6, 1969 had been distributed prior to this Meeting. Mr. Davis moved that the minutes of the Meeting of January 6, 1969 as distributed, be approved. Mr. Wells seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The minutes of the Meeting of January 13, 1969 had been distributed prior to this Meeting. Mr. Wells moved that the minutes of the Meeting of January 13, 1969 as distributed, be approved. Mr. Stone seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. Zengel abstained.

The Public Hearing on Ordinance Number 1-69 was held.

Mr. Wells explained that the Ordinance does not make a change in the zone map but makes a change in the regulation of the zone. By this change Centerville's Zoning Ordinance would conform to those of other Municipalities.

Mrs. Max Dickey, 23 South Main Street, objected to the transfer of "tavern" from B-1 classification to B-2 classification.

Mr. Wells advised that a tavern is more in conformity with B-2 Roadside Business.

Councilmen John McIntire entered the Meeting at this time.

Dr. O. Fallang, 6941 Far Hills Avenue, Vice President of the Centerville-Washington Township Chamber of Commerce advised that the Chamber approves the Ordinance itself but does not favor the action taken toward ones parcel of land.

The following property owners stated objection to the Ordinance:

Mr. Channing Beasley, 43 South Main Street, Realtor
Mr. Robert Teyber, 60 North Main Street, Centerville Pet Shop
Mr. Charles Burkhart, 27 East Ridgeway Road
Mr. Ace Elliott, 19 Martha Avenue
Mrs. Winifred Burnett, 39 West Franklin Street
Mr. Robert Billett, 46 North Main Street
Mr. Edward Wainscott, 155 East Franklin Street
Mrs. William Lawrie, 37 East Ridgeway Road
Mrs. Carl Pickering, 35 East Franklin Street

Mr. Russell Wolf of the Marathon Oil Company advised that the Miami Valley Petroleum Association will meet with Council at any time to study a more restrictive plan concerning the erection of Gasoline Stations.

Mr. E.A. Medford, 305 Tuxworth Road spoke for himself and other property owners in favor of the proposed amendment.

Mr. McIntire advised that it is regrettable that a Governmental unit ^{may} enact a prejudicial Ordinance but he does not want a Gas Station Getto to be erected in Centerville. He stated that he does not go along with the amendment speaking for property rights of individuals.

Mr. Nat Arslanian, 1430 Bimni Drive advised that most residents are in favor of the amendment but recommended that the Chamber of Commerce and the Civic Associations work together and make recommendations on matters such as this to Council.

Mayor Hoy advised that revisions are made to protect all people in Centerville, businessmen and residents. This recommendation is a reflection of the Master Planner's thinking.

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Mr. Davis advised that this amendment is a recommendation from the Committee appointed to study the revision of the Zoning Ordinance, and that it has been reviewed by the Master Planner.

Mr. Zengel advised that this is Centerville's attempt to get planned, orderly growth for the City, through the advise of professional people and own experience.

Mr. Stanley Weissman, 337 Pleasant Hill Drive, Mr. Charles Rush, 534 Duberry Place, Mr. George Zimmerman, and Mr. Arthur Davis, 6140 Marshall Road, spoke in favor of the proposed Ordinance.

Mr. Wells recommended that two minor changes be made in the proposed Ordinance, that of leaving "Tavern" remain in the B-1 classification and classifying "Drive-In Restaurant" in B-2 classification. The changes were made in the Ordinance.

Mr. Wells moved that Ordinance Number 1-69: An Ordinance To Amend The Zoning Ordinance of 1961 Of Centerville, Ohio To Reclassify The Uses Permitted In Local And Roadside Business Districts, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

City Manager John Griffin reviewed Ordinance Number 3-69. Mr. Stone sponsored Ordinance Number 3-69: An Ordinance To Unite The Centerville City Health Districts With The Montgomery County General Health District, and moved that it be posted and a Public Hearing be set for February 3, 1969. Mr. Wells seconded the motion. Mr. Griffin advised that the cost of the contract for Centerville will be \$8962.00. Mr. McFadden with the County Health District, and Centerville's Sanitarian explained the services which will be provided by them for Centerville. A roll call vote resulted in six ayes in favor of the motion.

Mr. Griffin advised that the forms for Building and Heating Inspection by Centerville are being printed and will be ready for use in about seven or eight weeks.

Mr. Griffin reported the City Manager's Report. The following actions were taken:

1. Mr. McIntire questioned why only 80% of the cost of the East Franklin Street improvements will be covered by the County through the \$5.00 permissive license tax. He sees no reason for the Traffic Signal work to be included for funding through the County. Mr. McIntire requested that Centerville get a complete directive concerning the whole project from the County Commissioners on the distribution of this money.

2. Mayor Hoy moved that Council endorse additional study for the creation of a Division of Recreation as provided for under the Service Department Section 7.10 of the Charter. Mr. Zengel seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

3. The proposal submitted by Lagedrost and Walter Architects for a Feasibility Study for a proposed Municipal Building was discussed. Mayor Hoy advised that item 4 in the proposal "Evaluation of building sites" should include "and land area requirements". Council agreed that City Manager John Griffin set up a work session with two more Architects to receive additional proposals.

4. The vehicle liability insurance for street and police equipment was discussed. Mr. McIntire recommended that Centerville investigate increasing the present coverage. Council agreed to increase the insurance limits and advertise for bids.

5. The January 8, 1969 Council of Governments Meeting was discussed. Mayor Hoy advised it might be well for Council to express some thoughts concerning annexation. Mr. Wells recommended that Centerville work directly with surrounding areas rather than through COG concerning annexation. Mayor Hoy advised that he and John Griffin have met with the Mayor and City Manager of Miamisburg and West Carrollton and future meetings will be pursued. City Manager John

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Griffin will arrange for Council to meet with State Representatives David Holcomb and Frederick Young to discuss several matters of concern. Council discussed the possibility of passing a Resolution of Support for the preservation of the area of the northern Municipalities. Such a Resolution should stress the importance of local government. Council requested that Solicitor Fred Young prepare such an Ordinance.

6. The Public Address System in the Council Room was discussed. Mr. Griffin will investigate a more adequate system.


Mr. Wells reviewed Ordinance Number 4-69. He advised that the Master Planner has recommended that curb cuts be controlled in Centerville. Mr. Wells sponsored Ordinance Number 4-69: An Emergency Ordinance Providing For The Number, Width And Location Of Curb Cuts In B-1 and B-2 Districts For Lots Or Parcels Joined Into A Single Use, Including The Number, Width, And Location Of Curb Cuts On Lot Frontage, The Distance From Intersections, The Frequency And Interval Of Curb Cuts On Lot Frontage, Location, And Prescribing The Procedure And Fees For Curb Cuts, and moved that it be adopted. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Wells sponsored Ordinance Number 5-69: An Emergency Ordinance To Amend The Zoning Ordinance of 1961 Of Centerville, Ohio To Reclassify The Uses Permitted In Local And Roadside Business Districts, and moved that it be passed according to the provisions in the Charter. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

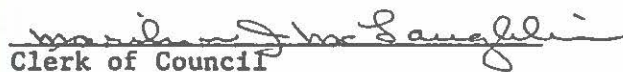
Mr. Wells moved that the recommendation of the Planning Commission that Council adopt the Amendment to the Zoning Ordinance, be returned back to the Planning Commission for further study. Mayor Hoy seconded the motion. Mr. McIntire did not concur with this motion. Council agreed to set this matter for discussion at a Work Session on January 27, 1969.

The Meeting was then adjourned.

Approved:


Mayor

Attest:


Clerk of Council