

Centerville City Council  
Work Session Meeting  
March 14, 2016

TIME: 8:30 P.M.  
PLACE: Centerville Police Department Training Center  
Mayor Brooks Compton  
Deputy Mayor Belinda Kenley  
Councilmembers: John Beals  
Mark Engert  
John Palcher  
JoAnne Rau  
Bill Serr  
Clerk of Council Carin Andrews  
City Manager Gregory Horn  
Finance Director Steven Hinshaw  
City Planner Nathan Cahall  
Public Works Director Doug Spitler  
City Engineer Jim Brinegar  
Municipal Attorney Scott Liberman

Councilmembers met at 8:30 p.m. in the Training Center at the Centerville Police Department. Mr. Steve Dronen from the Fortus Group of Fort Wayne, Indiana and Mr. Chris Conley of Oberer Realty Services presented the basics of a Preliminary Development Plan for the Lumen Apartment Complex for Cornerstone North, Phase IV. The Fortus Group is proposing a mixed use development utilizing an “outdoor room” design and pedestrian environment with a cityscapes feel. The plan includes 300 apartment units on approximately 12 acres. Studies have shown the style, cost and amenities of the development would attract largely a younger professional population. The Fortus Group is presently working on several local projects. Fortus will consider questions raised by Councilmembers prior to submitting a finalized Preliminary Development Plan. Mr. Horn inquired about what the development value will be; it is estimated at \$30 million.

Currently, the City’s zoning code does not include a mixed use district. The developer would need to rezone using an overlay. Mr. Rodney explained the two possible overlays—Community Center and Neighborhood Center. The Fortus Group hoped to submit a Preliminary Development Plan to Planning Commission by late April or early May. The developers would request the rezoning for the overlay district be done concurrently.

Mr. Beals presented Council with information and pricing for the upcoming 2017 Sister City trip to Bad Zwischenahn, Germany, which includes a trip on the Viking Cruise Line. The Sister City Committee has space for 98 guests for the trip that will take place from July 11-27, 2017. Deposits are due by the end of March to ensure the great pricing that they have received. Those interested in going on the trip should contact Carolyn Basford of the Sister City Committee.

Mayor Compton inquired whether an Appeal had been filed by Oberer Land Developers concerning the issue of additional pedestrian access for Cornerstone Shoppes III, and Mr. Rodney reported that the Appeal had been filed and will appear on the Council Meeting Agenda in April.

Mayor Compton announced the upcoming meeting on Monday, March 21<sup>st</sup> to be held at the Centerville Municipal Building Council Chambers.

Carin R. Andrews  
Carin R. Andrews, Clerk of Council

Approved: Brooks A. Compton  
Brooks A. Compton, Mayor