

Centerville City Council
Work Session Meeting
January 5, 2015

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Residents – Jack and Diane Wysong

Mr. Horn confirmed that Cabela's filed a Major Site Plan application, proposing a building of 72,000 square feet on eight acres with 365 parking spaces. Cabela's is anticipating a ground breaking in the spring of 2015 and opening in spring 2016. The major site plan will come before the Planning Commission on January 27, 2015.

Dr. Gresham entered the meeting at this time.

Mr. Horn discussed 5K runs. Most requests are for routes that start and end at the high school. About a month ago he had received a request for a late afternoon run on New Year's Eve that would end in the dark. After checking with the Police Department, he approved the request, although he had some reservations. Mr. Jeff Shroyer, President of the Centerville School Board, forwarded a letter from a resident who was very upset that the race allowing runners to navigate through a dark neighborhood. Mr. Horn will again discuss with the Police Department the safety of the runners and the residents who live along the route. It was noted cities that have these types of 5K runs usually have routes on well-lit roads and not on suburban streets.

Mrs. Kenley stated that it was communicated to her that Centerville Staff had made three changes with regard to the Bob Ross Mercedes fence issue. Mr. Cahall briefed Council on the history of the project. The City has not changed their requirements for this project. Approximately three years ago Bob Ross Mercedes requested the auto display ramp and wanted to have display signage on it. As a second ground sign, a variance was needed. Staff worked with Bob Ross Mercedes and felt it might be an opportunity to extend the stone pillars and fence up to Loop Road, giving the area a

cohesive look and matching the enhancement project at I-675. Centerville staff pursued an ODOT (80-20 grant) with Bob Ross Mercedes picking the local share. The grant was approved.

Staff had encouraged them to get in contact with the original contractor as it would be less expensive for them for the cost of the pillars and the two sections of the fence, however, their consultant substituted materials for the fence. Mr. Rodney noted that a letter had been sent to Ms. Janelle Ross in April of this year. There has been no overture to meet with staff. Mrs. Kenley will follow-up.

Mr. Compton made a motion to convene into Executive Session regarding Litigation and Economic Development. Mrs. Rau seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes.

Mr. Rodney gave an extended staff report on numerous pending items for the upcoming Council Meetings on January 12 and January 26, 2015. Agenda items included a final development plan, a rezoning, three record plans, and two appeals.

He went over details of the Cornerstone Phase II Final Development Plan for the area east of the Costco site and noted that the required Traffic Impact Study had not been submitted. This area is to be developed for a Kroger Marketplace and Cabela's. Mr. Rodney will recommend at the January 12, 2015 Special Council Meeting, that this item be tabled until the TIS is received and will let Mr. Oberer know that is the intent. No building permits will be issued until Fire and EMS protection are ensured by the City.

The record plats on the January docket were for three areas of Cornerstone North - Milano's, Cornerstone Section One, Lot One; Shoppes I, Cornerstone Section Four; and Phase II, Cornerstone Section Three. Mr. Rodney pointed out that there was still a question about the width of the right-of-way along Wilmington Pike at the Shoppes I of Cornerstone. Planning Commission recommended approval of all the record plats; with Phase II having three conditions. Staff will recommend that the Record Plan, Section 4 be tabled at the January 12 meeting until right-of-way is finalized.

Chief Robertson handed out an agreement in draft form which we are proposing to the City of West Carrollton for police and fire dispatch services. It is the same dispatching services as we provide our residents. Discussion was held regarding personnel, establishing an advisory board and the agreement in general. The City of West Carrollton is planning to vote on this matter next Tuesday. Due to the time constraint, Council was asked to read over the agreement and get back to Mr. Horn by Wednesday morning. Council concurred to move forward.

Mr. Rodney continued with his staff report discussing the appeals of the decisions of the Planning Commission filed by the Shoppes I and Milano's Restaurant. Robert Hall had asked for five variances related to the Shoppes I, a multi-tenant building at the northeast corner of Wilmington Pike and Dille Drive. Planning Commission had denied four of five, saying the hardship was created by the owner. The denied variances were for building setbacks, for loading, service activities and parking in a front yard, for more than the maximum number of parking spaces, and for bufferyard anomalies along Dille Drive and Cornerstone North Boulevard. Milano's had asked for a variance allowing 105 parking spaces rather than the required 116. Planning Commission had denied the variance and had increased the requirement for architectural detail on the south and east elevations of

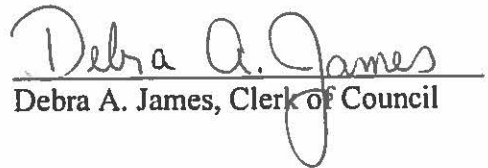
the building when it approved the Major Site Plan. Milano's therefore filed the appeal of these two decisions.

Concerning the rezoning, he explained that Tony Peh of Tri State Insurance requested the rezoning of the parcel at 16 E. Elmwood Drive from R-1d, residential, to O-S, office-service, zoning classification in order to use the property as an insurance office. The residence, last used as a Montessori School, had been vacant for several years and adjoined other O-S uses along SR 48. At its meeting on November 25, 2014, Planning Commission recommended approval of the request for rezoning.

Mayor Kingseed asked that the Council Retreat which had been scheduled for January 16-17, 2015 be postponed until after March 15. He asked for Council to check their calendars and let Ms. James know which weekends would work for them so that a new date can be rescheduled.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council