

Centerville City Council
Work Session Meeting
May 11, 2015

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
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 Spittle
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Mr. Compton recused himself from the meeting due to a conflict of interest.

Mr. Rodney gave the staff presentation for the request to replat three lots into a single five-acre lot at 6775-6883 Wilmington Pike for the construction of a private school. The applicant is Karen Lampe, ITHICAN, Inc., Creative World Montessori School, who currently has two similar businesses. The zoning is R-1C; the property would not need to be rezoned. Mr. Rodney pointed out two distinctive features on the plat—a drainage easement and a right-of-way item. For the right-of-way, a license agreement would be required to allow the new driveway to cross over about 30' of public right-of-way leftover when Wilmington Pike was realigned. He explained that a bond would be required for the public improvements for sidewalk, driveway and curbing within the right-of-way. The Planning Commission unanimously recommended approval to City Council, subject to the following three conditions:

1. A License Agreement shall be entered into between the City of Centerville and the Applicant or Property Owner to permit the private use of public right-of-way for the proposed driveway connection to White's Corner. Such Agreement shall be approved and signed by all parties prior to final approval of the plat.
2. Curb, sidewalk, and driveway construction within the public right-of-way shall be completed in accordance with the engineer's certified construction documents and cost estimate provided by the Applicant and approved by the City Engineer.
3. Guarantees for construction and maintenance of work within the public right-of-way shall be provided prior to final approval of the plat in accordance with Article 9.17 of the Unified Development Ordinance.

Mr. Compton re-entered the meeting at this time.

Mr. Rodney presented the staff report for the request to replat the property at 25 and 29 East Franklin Street from three lots to two, so McDiggers Pub could build a patio for customer use. Each of the two current buildings would be on a separate lot, with blanket cross-access and parking easements. Mr. Rodney located the site on an aerial map, pointed out the one-way ingress and egress, an alley easement to the north and the required dedication of right-of-way along Franklin Street. Because the building at 25 E. Franklin Street encroached about 1.2 feet onto the public right-of-way, the replat required a license agreement. The Planning Commission unanimously recommended approval to Council, subject to the following condition:

1. The building on Lot #1 may encroach 1.2 feet into the public right-of-way as noted on the plat document.

Mr. Rodney reviewed the proposed Parking Fee-in-Lieu Ordinance, since the public hearing was scheduled for the Council Meeting on Monday, May 18. The Ordinance would set up a voluntary program that could help promote business expansion in the Architectural Preservation District and provide a revenue stream for APD parking improvements that benefit all businesses. The Parking Fee in Lieu was seen as a tool to give tenants an additional option when parking spaces were limited.

Mr. Horn explained that Mr. Beals had suggested the City consider an experimental project to use some of the excess supply of large refuse containers to encourage residents to recycle in the neighborhoods. The idea was to try the option in one neighborhood and evaluate the response. Staff will check on the cost of refitting lids to differentiate these containers for recyclables. Discussion followed with regard to recycling and the need to comply with statewide practices for recyclables. It was suggested to contact the Attorney General's office.

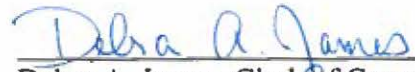
Mr. Horn and staff briefed Council on the following topics:

- Bob Mills Development
- Martin Land Development Group—ED/GE Grant.
- The Grove at Yankee Trace—Mr. Brian Barnard.
- Former Hithergreen Center.
- Asahel Wright House – a new draft of the lease agreement will be given to Council in the near future.
- Randall Residence Development.
- Oberer Development – housing options. Council concurred to hold firm to the Preliminary Development Plan for Cornerstone South.
- Sugarcreek Township Public Forum.

Mr. Beals reported that the Centerville-Washington Township Historical Society had a new logo – Centerville-Washington History. He announced that 2016 will be a year-long celebration of the Historical Society's 50th Anniversary. This year's Taste of Centerville event will be held at Benham's Grove on September 10.

Mr. Beals noted that Centerville could collect an additional permissive license tax fee as another possible needed revenue for our street program. Mr. Horn will contact them to find out more about the program.

Mr. Palcher made a motion to convene into Executive Session for Personnel with regards to the chairmanship of the Arts Commission. Mr. Beals seconded the motion. A roll call vote resulted in five ayes. After no official business was conducted, Mrs. Rau moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in five ayes.


Debra A. James, Clerk of Council

Approved 
C. Mark Kingseed, Mayor