

Centerville City Council  
Work Session Meeting  
August 10, 2015

TIME: 6:30 P.M.  
PLACE: Centerville Municipal Building  
Deputy Mayor Brooks Compton  
Councilmembers: John Beals  
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  
City Engineer James Brinegar  
Economic Development Administrator Nathan Cahall  
Municipal Attorney Scott Liberman

Citizens – Diane and Jack Wysong

Mr. Rodney stated that he had reviewed this revision to the Final Development Plan for the Links, Section 1-D with Council in work session in July. Because of an error with the publication of the hearing notice, it had become necessary to delay the public hearing to the August 17 Council Meeting. This FDP would allow two floorplans for duplexes (four homes) used in The Highlands to be adapted to be built at 619, 625, 631 and 637 Legendary Way on the final remaining lots in The Links. Yankee Trace Development still owns the property, so James Kiefer was the applicant with Charlie Simms as builder. The Planning Commission recommended approval of the revision to the FDP on June 30, 2015. The Planning Commission required that the homes adhere to The Links' design elements with higher roof pitches, similar materials and architectural embellishments to better mimic the overall look and feel of the original homes on the street. The amendment to the FDP was approved by a vote of 6-0, subject to the following two conditions:

1. The use of Links exterior materials, design elements, and ornamentation (i.e. lighting, shutters, etc.) shall be utilized to the extent practicable.
2. Prior to issuance of zoning and building permits, The Links HOA shall provide a letter of Support for the final building designs.

The amendment to the FDP will be on the agenda for August 17 along with related minor revisions to the record plan.

Mr. Rodney reviewed the Record Plan for Cornerstone North, Section 5 (Lots 1, 2 and 3). The Planning Commission recommended approval subject to conditions, including that Lot #4 would not be part of the plat, because more information is needed with regard to the park. Lot #4 would require a major site plan, and a separate plat could be submitted concurrently. He noted the public hearing for the rezoning to remove the Community Center Overlay from this area is scheduled for September 21, 2015.

Mr. Horn updated Council regarding issues he and staff had discussed with Mr. George Oberer earlier in the day. Council concurred that they were not interested in having a joint meeting with residents neighboring Cornerstone North along Brown Road at this time. Council also concurred that 13.7 acres located at the corner of Brown Road and Wilmington Pike should remain as currently zoned.

Deputy Mayor Compton called a Work Session meeting on Monday, August 17, 2015 at 6:00 p.m. in the Law Library. The Council Meeting is scheduled to begin at 7:30 p.m. that evening.

Mayor Kingseed, Deputy Mayor Compton and JoAnne Rau will be meeting with the Sugarcreek Township Trustees on September 8 to discuss the Fire and EMS Agreement.

Mr. Horn updated Council on the following subjects:

- Channel 7 did a story this evening on the new flasher lights at Ida Weller Elementary School.
- A letter from Mr. David Lee, President of the Centerville-Washington Park District, pointed out that the Multi Use Trail Plan for our area showed a bike path through the Zengel/Ryan proposed housing plan. Mr. Lee requested that the bike path be considered during the review process. Mr. Horn will contact Mr. Arnie Biondo and let him know that the City is in favor of reactivating the Multi-Use Trail Plan committee.
- He and staff met with Gavin Blair and several other realtors on Thursday, August 6. He will keep Council apprised of any information that he receives.

Mr. Cahall reported that Aero Seal LLC will not be proceeding with its relocation to 2601 E. Alex-Bell Road. The business had been awarded an ED/GE Grant through Montgomery County for refurbishing the property and relocating from South Suburban Drive. A letter will be sent shortly concerning the return of the grant. In spite of the change of plans for Aero Seal, Martin Land Development asked to continue the review process for its application for the replat of the property at 2601 East Alex-Bell Road. Planning Commission tabled the replat at its last meeting.

Mr. Horn addressed the need for additional revenues going forward for the City's street program. Council had discussions about income tax versus property tax options. Mr. Horn felt it was imperative that the City improve maintenance of its roadways before the streets deteriorate even more. It was suggested that Council tour the City as a group to get an overview of the condition of our roadways. Dr. Hinshaw will calculate options, and Council will revisit this issue.

Mr. Palcher reported that there were 2500-3000 people in attendance for the concert at Stubbs Park last evening. The band was Phil Dirt and the Doziers. He remarked it was very impressive and compliments are in order to the Arts Commission.

Mr. Palcher made a motion to convene into Executive Session for Personnel, Economic Development and Litigation. Mrs. Rau seconded the motion. A roll call vote resulted in five ayes. After no official business was conducted, Mr. Beals made a motion to adjourn out of Executive Session. Mrs. Kenley seconded the motion. The roll call vote resulted in five ayes.

At the August 17, 2015 Council Meeting, Mr. Bill Abrams will be granted a leave of absence, Paul Clark will be reappointed as Chair of the Planning Commission and Marlene Orendorf will be reappointed to the Arts Commission.

Debra A. James  
Debra A. James, Clerk of Council

Approved

C. Mark Kingseed  
C. Mark Kingseed, Mayor