

Centerville City Council
Work Session Meeting
February 3, 2014

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
John Palcher
JoAnne Rau

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Robert James
City Engineer Douglas Spittler
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Mr. Louis Duchesneau

Mr. Rodney gave an overview of the Final Development Plan submitted for the Randall Residence at Yankee Trace. The 65 acre development is located on land bounded by Sheehan Road, Social Row Road and Paragon Road and will be of a quality consistent with the Yankee Trace Golf Community. This final development plan covered the senior living community planned for the southern portion of the property—the Randall Residence, a wellness center, and 21 four-unit villas for independent living. Mr. Rodney also reviewed topography, ponds, landscaping treatments, hiker-biker paths, roadway improvements and amenities. On January 28, 2014, the Planning Commission, by unanimous vote, recommended approval of the Final Development Plan to Council with 28 conditions. These conditions were not major issues, rather design details. The single family residences on the northern portion of the property will be covered in another phase of the development.

In explaining the Conditional Use application by Fairhaven Church, Mr. Rodney said that the UDO was established in 2008 and distinguished between small churches and large churches in an R-1C, single family residential, zoning district. Prior to that time, churches in general were permitted in residential areas. Being considered a large church, Fairhaven was grandfathered as a legally non-conforming use. With the request for the expansion of the chapel to 14,000 square feet, Fairhaven Church was required to apply for a Conditional Use certificate because the non-conformity would increase in size. At its meeting on January 28, 2014, the Planning Commission voted

unanimously to recommend approval of the application to City Council with the one condition that the applicant continue to work with the residents of the surrounding neighborhood.

Mr. Rodney discussed the Cornerstone Section One record plan approved by the Planning Commission on August 27, 2013 with 28 conditions. It was the intent of the Planning Commission that the conditions were to be met by the developer and his team before the plat was presented to Council for consideration. Since that work was not yet completed, some conditions of approval would remain, but approving the record plan for Cornerstone Section One was needed in order to facilitate the sale of a portion of the property from the developer to Costco in March. The Section One plat would cover the majority of Cornerstone North and establish public rights-of-way. The second record plan, Cornerstone Section Two, would create the lots for the Costco store and fuel center. Both record plans needed approval because the lot for Costco must include access to right-of-way.

Mr. Horn stated that Jim Singer was not doing well. It was expected that he would be transferred to another facility within the next couple of days. If anyone wanted to visit, Mr. Horn suggested calling the hospital to make sure he had not been moved.

It was announced that CESO, Inc. had submitted a Preliminary Development Plan for the property at 700 Alex-Bell Road located between the Deer Run subdivision and the Pleasant Hill subdivision. Plans included 85 lots and a new access street from Alex-Bell Road across from Chardonnay Drive. The homes are anticipated to be in the \$230,000-\$300,000 price range. This application will be before the Planning Commission at its meeting on February 25, 2014. Council suggested that, as a courtesy to the Centerville School District, Dr. Henderson should be informed that this Preliminary Development Plan was coming before the Planning Commission.

Mr. James reported that Public Works only had 200 tons of salt and that forecasters were predicting a wintry mix of freezing rain, sleet, and snow with 6-10 inches of snow accumulating.

Mr. Beals shared a letter received from a Sugarcreek Township resident, Ms. Erin O'Brien, dated January 28, 2014, regarding environmental impacts that the Cornerstone of Centerville North development will have on the Little Sugar Creek. Mr. Horn will respond to Ms. O'Brien on Council's behalf. Her concerns are the same as those raised by Mrs. Hope Taft at an earlier meeting.

Council decided to postpone the pre-retreat dinner scheduled for Friday, February 14. The Council Retreat is scheduled for Saturday, February 15, starting at 8:30 a.m.

Mayor Kingseed updated Council that Washington Township was planning to move the Hithergreen Center to Rec West within the next six months.

Mr. Compton made a motion to convene into Executive Session regarding Economic Development. Mr. Palcher seconded the motion. A roll call vote resulted in six yeas. At such time,

after no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mayor Kingseed seconded the motion. A roll call vote resulted in six ayes.

Debra A. James
Debra A. James
Clerk of Council

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor