

Centerville City Council  
Work Session Meeting  
April 14, 2014

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

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

Assistant Clerk of Council Julia Weaver

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Andrew Rodney

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Resident – Jennifer Sargent

Mr. Rodney reviewed background for a text amendment requested by Greg Dart to amend the UDO Permitted Use Table to add recreation clubs as permitted uses in I-1, Light Industrial, Zoning Districts. Mr. Dart wanted the use for a property at 1701 Thomas Paine Parkway. Mr. Rodney noted staff and council previously had discussed increasing the number of permitted uses in these areas to help owners fill vacancies. Approval of the text amendment was recommended unanimously by the Planning Commission.

Mr. Rodney shared that other text amendments would be coming before Council in the next few months. He said he was working on a general clean-up ordinance with numerous parts, a telecommunications ordinance and also a fee in lieu of parkland dedication ordinance. When Mayor Kingseed asked for an update on a task force to look at ways to streamline the planning process and expedite signage approvals, Mrs. Kenley stated that she was still recruiting members for the task force. Business representation is needed to work with her, Mrs. Rau and Mr. Beals. Mayor Kingseed asked for recommendations by the end of the year.

Mr. Horn arrived at this time.

Mr. Rodney and Mr. Cahall updated Council on the project by Centerville Development Group at Sheehan Road, Social Row Road and Paragon Road. Mr. Cahall shared that construction should start this July with a late summer opening in 2015. It was noted that special assessment financing for infrastructure may be provided by the Montgomery County Port Authority. Discussion followed concerning plans and options for upgrades to the roadways in the area. At the present time, a signalized intersection at Social Row and Paragon is not anticipated.

Mr. Rodney shared that a Planning Commission Work Session with the developer is scheduled for April 29. Three issues to be discussed are the change in the plan for stormwater management in the wetlands of the northeast corner, the continued use of a roundabout on Sawgrass Boulevard and the design and placement of the homes in the northern part of the parcel. The first two items are changes to the original application which are significant enough to require an amendment to the development plan, a process Mr. Rodney expected to begin with the Planning Commission meeting in May. The development plan for the housing in the north will be a separate application.

Mr. Spitler reported that two of three RTA grant applications had been approved. The bus pull off for Feedwire Road and the concrete bus pad on Clio Road were funded. Signalization upgrades for Main & Franklin and Virginia & Franklin were not selected, but monies might be able to be obtained through a CDBG grant. The City will be responsible for twenty percent of the cost of the approved projects with the Regional Transit Authority.

Mr. Rodney and Mr. Horn shared information on the design of the Ryan homes in the proposed Zengel plat. No aluminum or vinyl siding would be permitted, only natural products like wood or hardie plank. EFIS could be used for embellishments or small trim areas. Requiring brick wrap for all first floor areas would limit the variety of design that is important to a quality neighborhood. There was discussion of how guidelines might be worded to concentrate on 4-sided architecture, more than one material per face of the home, and quality materials.

Mrs. Rau asked if the developer had shown any rendition of two cul-de-sacs. Mr. Horn answered in the negative. Mr. Rodney showed a cross section slope from west to east in about the center of the parcel related to the request for a walkway. The lot drops forty feet in this area. Council asked for an explanation of the measures for the mitigation of storm runoff. Council concurred to meet for a work session starting at 6:30 p.m. prior to the regular meeting.

Mr. Cahall updated Council on the 14 acres approved for a residential cluster development between Yankee Trace Drive and Paragon Road. He reported that Mr. Barnard has asked for a Special Assessment Financing package similar to that used for the Highlands at Yankee Trace. Protections would be put in place for the City.

Mrs. Kenley stated that Sue Cave of the Ohio Municipal League had approached her and strongly encouraged her to apply for a board position. Mr. Horn would need to write a letter of recommendation.

Announcements included the following:


The Faith Leaders' Breakfast was to be held April 15, 2014.

Officer John Davis received the Ohio Crime Prevention Officer of the Year Award.

The Dayton Daily News was doing an article on electric charging stations.

Mr. Compton made a motion that Council convene into Executive Session to discuss Economic Development for the Cornerstone North Development, Litigation and Sale of Real Estate. Mrs. Kenley seconded the motion. A roll call vote resulted in six ayes in favor of the motion. After no official business was conducted, Mrs. Rau moved that Council adjourn out of Executive Session. Mr. Palcher seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mrs. Kenley noted Ginny Strausburg, member and Chair of the Arts Commission, had asked for a three month leave of absence, following the recent death of her husband. Council concurred to grant the request. Marlene Orendorf will be contacted to see if she is willing to be appointed acting Chair for the interim.

  
Julia M. Weaver  
Assistant Clerk of Council

Approved   
C. Mark Kingseed, Mayor