

Centerville City Council
Work Session Meeting
August 4, 2014

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
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall

Citizens: Scott Colwell
Louis Duchesneau
Lynn Rogers
Jack and Diane Wysong

Mrs. Kenley moved that Council convene into an Executive Session to interview an applicant for the Sister City Committee. Mrs. Rau seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Dr. Gresham and Mr. Horn entered the meeting during this time. At such time, after no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mrs. Rau seconded the motion. A roll call vote resulted in seven ayes.

Mr. Michael Vacchiano will be appointed to the Sister City Committee on August 18, 2014.

Mr. Mark Yandrick gave a presentation on a potential Frisbee Golf Course using an ODNR grant application for the northern area of Stubbs Park. The deadline for the grant application is September 1, 2014 with grant awards announced in December. Mr. Yandrick explained that up to 75% of the cost could be reimbursed with the grant. The cost to build the entire course was estimated at \$35,000, with the City's portion to be in the \$7,000-8,000 range. The annual maintenance cost is projected to be about \$1,000 per year. Frisbee golf is much like other golf, and the course would not interfere with other uses in the park. Council concurred to have a resolution on the August 18 consent agenda to authorize applying for the grant.

Mr. Rodney reviewed Amendment 1 to the Approved Final Development Plan for the Randall Residence and the senior living community located at Sheehan, Social Row and Paragon Roads. The amendment consists of changes to the storm water management system in the northeast quadrant of the site to reflect regulatory requirements and restrictions imposed by the Ohio EPA and the Army Corps of Engineers. At its meeting on July 29, 2014, the Planning Commission recommended approval to Council, subject to two conditions. The public hearing for the amendment is scheduled for the Council Meeting on August 18, 2014.

Mr. Rodney reviewed a revision of the record plan for the properties at 6683 and 6651 Centerville Business Parkway. Superior Dental Care, Inc. owns the two parcels and filed an application to consolidate the two lots. By combining the two lots, the applicant will comply with the UDO so one large monument sign can advertise businesses for both properties. The Planning Commission at its meeting on July 29, 2014 recommended approval to City Council with no conditions attached. This record plan will be a Council Meeting agenda item on August 18.

Because of an concern brought up by a resident at the corner of Pleasant Hill Drive and Lakeview, discussion followed relative to corner lot fence requirements. Mr. Horn gave a brief history, stating that Centerville has required fence permits for about 15 years. Since 2008, the UDO has defined the guidelines for various situations, so that the department can be consistent. By and large, the code is similar to that of other communities in our area. The replacement of a non-conforming fence is not permitted. Although staff frequently gets requests for variances, they operate within the regulations of the UDO which state that there must be hardship not created by the applicant in order for a variance to be granted. Mr. Horn pointed out that Council, if it so desired, had the ability to amend the code, so that homeowners would be able to replace non-conforming fences. Council concurred that Mayor Kingseed should draft some language with input from staff.

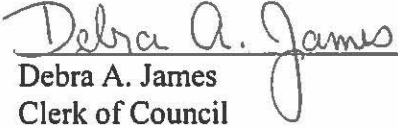
Mr. Rodney continued to review an ordinance consisting of a number of proposed amendments to the Unified Development Ordinance. This unusually large update was referred to as the 2014 Omnibus Ordinance. He noted that many of the suggested changes were the result of an administrative review. The Omnibus Ordinance will be on the work session agenda again for Monday, August 11 so that Council can complete its evaluation of the suggestions.

Discussion followed concerning a proposed Ordinance to prohibit outdoor feeding of nuisance animals. This situation came to Council's attention, because of several complaints that feral cats have become a problem because of a neighbor feeding the animals. These strays are concentrated in a few areas. The public hearing for this Ordinance will be a Council Meeting Agenda item on August 18, 2014.

There was discussion of establishing a Mayor's Court in Centerville. Several months ago staff met with Andrea White, Clerk of the Kettering Municipal Court; Mayor Kingseed and Mr. Compton met with her last week. Mr. Compton voiced that he still supported Centerville having a Mayor's Court, but wants to be sure that a Mayor's Court is justified and that Council understands possible consequences. It was suggested to invite a representative(s) from the Kettering Municipal Court to the Council Work Session on Monday, August 18 at 6:00 p.m. before the Council Meeting.

At the previous Council meeting of July 21, Mr. Beals questioned the proposed width of the connector street between Paragon Road and Yankee Trace Drive in the development called The Grove at Yankee Trace. Mr. Cahall explained that the width of the street as currently designed was supported by staff and by the Planning Commission for the proposed cluster development plan for the property. During the past year, the road width had been shown consistently at 24' as the developer and staff worked on the project. Staff and the Planning Commission both viewed The Grove as another section of Yankee Trace where 24' streets are the norm. Since the road could be a cut-through street, staff desired to maintain the 24' width that, along with the curvature of the street, would reduce speed and slow traffic. Council concurred to leave the road at the 24' width.

Dr. Gresham asked about the appearance of the rights-of-way areas along Paragon Road and Yankee Trace Drive for the proposed development of The Grove at Yankee Trace. He felt that the whole area needed to be cleaned up and mowed. Mr. Horn mentioned the area would be cleared for development once the EPA finishes its review and the storm water management plan is in place. Because of stipulations by the Ohio EPA and Army Corps of Engineers full removal of the stumps was prohibited since that would have caused more damage and without a permit, the area cannot be mowed. He also explained that the trees were cut early due to an environmental window for two types of protected Indiana bat species that prohibits cutting certain trees through September 30. The permitting requirements have skewed the normal cutting, clean up and construction activity.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor