

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, April 15, 2013, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Pastor Chad Current of Living Hope Church and the Pledge of Allegiance to the Flag, with Mayor Mark Kingseed presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor Brooks Compton  
Councilmembers John Beals  
Doug Cline  
Paul Gresham  
Belinda Kenley

Clerk of Council Debra James  
City Manager Gregory Horn  
Finance Director Steven Hinshaw  
City Planner Steven Feverston  
Public Works Director Robert James  
City Engineer Douglas Spittler  
Assistant City Engineer John Sliemers  
Assistant to the City Manager Jennifer Wilder  
Assistant to the City Manager Kristen Gopman  
Economic Development Administrator Nathan Cahall  
Community Resources Coordinator Maureen Russell Hodgson  
Municipal Attorney Scott Liberman

Mr. Compton made a motion to excuse Mr. Singer's absence. Mr. Beals seconded the motion. The motion passed with six ayes.

The minutes of the following meetings had been distributed prior to this meeting:

Council Meeting March 18, 2013.

Work Session Meetings March 18, 2013.

April 08, 2013.

Mr. Beals made a motion to approve the minutes, as distributed. Mr. Compton seconded the motion. The motion passed unanimously with Dr. Gresham abstaining from the minutes of the Work Session of April 8.

Mrs. James announced the resignation of Amy Korenyi-Both from the Board of Architectural Review. She is being considered for appointment to the Centerville Planning Commission.

Mayor Kingseed announced that he wished to remove Item "C" from the Consent Agenda and asked for a motion to approve the appointment of Ms. Amy Korenyi-Both to the Centerville Planning Commission for a term of four years. Mr. Cline made the motion to appoint Ms. Korenyi-Both to the Planning Commission. Mrs. Kenley seconded the motion. The motion passed with six ayes.

Mayor Kingseed administered the oath of office to Ms. Amy Korenyi-Both as a member of the Planning Commission and thanked her for volunteering.

Mayor Kingseed welcomed Mr. Bryce Nickel to the podium and administered the oath of office to him as a new member of the Centerville City School District Personnel Appeals Board and also the City of Centerville Personnel Appeals Board.

Mayor Kingseed presented a Proclamation to Mrs. Lauren Householder representing Athletes in Action. She spoke of this annual event that will be held in Xenia on Thursday, May 9, 2013. The event promotes connections between sports, good character and service to the community.

Mr. Greg Crabtree, President of T.J.'s Place of Hope, located at 85 East Franklin Street, spoke about this organization which was founded to restore hope to young people caught in addictions or addictive behaviors. He pointed out two fundraisers that are being held in the community on behalf of T.J.'s Place of Hope in the next couple of weeks. The phone number for T.J.'s Place of Hope is 937-436-Hope. The website is [tjsplaceofhope.org](http://tjsplaceofhope.org).

Mr. Darren Smith, Government Teacher at Centerville High School, introduced the high school students participating in Youth in Government Day on Tuesday, April 23, 2013. The following Centerville High School representatives volunteered to learn more about Centerville government and participate in a mock council meeting:

Mayor	Maggie Schutter
Deputy Mayor	Christine Salzman
Council Member	Kim Dang
Council Member	Ben Inzitari
Council Member	Bryan Kolpitcke
Council Member	Lauren Van Atta
Council Member	Brooke Deck
Clerk of Council	Josh Huff
City Manager	Austin Edsall
Assistant to the City Manager	Larissa Czupik
Assistant to the City Manager	Julia Wiedemann
Director of Finance	Cassidy Hafner
City Planner	Charu Gupta
Economic Development Administrator	Anna Kick
Human Resources Manager	Emilee Stevens
Chief of Police	Jake Kain
Public Works Director	David Bielecki
City Engineer	Troy Barklay
Golf Maintenance Superintendent	Connor Emmel
Head Golf Professional	Nina Kulkarni
Director of Food Service	Breanne Geyer

Mayor Kingseed reported the following during his Mayor's Report:

- Earth Day will be celebrated on Saturday, April 20 at Stubbs Park from 12:00 – 4:00 p.m. Admission to the event is free.

- The Faith Leaders Breakfast was held on Wednesday, April 10. It was well attended by many of the church groups; it is an opportunity for the City to show appreciation and to say thank you. The church leaders have a chance to network, communicate the needs of citizens, discuss service projects and share ideas with each other.
- The annual Mayor's Volunteer Salute was held on Thursday April 11 at the Golf Club at Yankee Trace. Volunteers in the community are recognized at this annual event. Mrs. Nancy Bowlus was named Volunteer of the Year and received the 2013 Mayor's Award for Community Service.
- Mr. Cline read the proclamation related to Arbor Day. The tree planting event will be held at Benham's Grove on Wednesday, April 17 at 10:00 a.m.
- Mr. Compton read the proclamation regarding Clean Sweep Week in Centerville for the week of May 6-9, 2013. Residents are urged to clean their properties and to take advantage of the special pick-ups on their regular refuse collection days.

During the City Manager's Report, Mr. Horn stated the following:

He noted a couple of development issues that will be coming up soon:

- A parking lot expansion project on Loop Road (the former E.G. Lewis property) revisits an issue that arose a number of years ago when Hertz Rental Car wanted to build a facility on this property. The Voss Auto Network acquired this site to use as a parking lot for dealership cars. The Development Plan for this project will be before Planning Commission on Tuesday, April 30.
- The Oberer Development Group which is involved in the Cornerstone project on the former Dille property recently requested the tabling of a rezoning request that would expand the area zoned R-PD in the northeast corner of the project.

In other matters, he noted the following:

- A new enhancement project to complement the existing Veterans Memorial located in Stubbs Park is still in its planning phases. Mrs. Virginia Hess (local sculptor and artist) is donating five bronze medallions representing the five branches of the US Military. The City and Washington Township have each pledged \$10,000 for the project. A fundraising effort is underway to raise the remaining \$15,000-\$20,000 to complete the construction. The goal is to dedicate the new additions during the Veterans Day Ceremony on November 11, 2013. The effort needs financial support from the community, so if anyone is interested in participating, please contact the City at 433-7151. Representatives are available to speak with an individual or groups.
- As was mentioned earlier, Clean Sweep Week is scheduled for May 6-9. Large items will be picked up on regular trash days. As a reminder, all mattresses need to be wrapped in plastic. You can purchase bags at Lowes, Home Depot or the Public Works Department (\$ 3.00).

- The annual Concrete Program Bid will be awarded later in this meeting with the consent agenda. The Mayor thanked staff for getting the project out early this year. The goal is to have the Street Resurfacing (asphalt) Program and Concrete Repair Program completed by the time the school year starts in August.

Mrs. Wilder outlined code violations and their corrections for March 2013, as well as the community calendar for the months of April and May. Mrs. Wilder's report included the Arbor Day celebration at Benham's Grove on April 17, Earth Day at Stubbs Park on April 20, the communitywide garage sale on May 2, 3 and 4, and clean sweep week. Among other things, she noted the art gallery exhibits at Police Headquarters, Coffee with a Cop at Bill's Donuts, the John Kalamian Blood Drive on April 25, Yankee Trace events, Public Works brush drop off hours, and board and commission openings.

Mr. Feverston gave the report on the Planning Commission's recommendation to Council for approval of a new Record Plan for Dan Wilson and the Centerville Mill property. The replat involves two lots, 115 Compark and 7991 Clio Road. Mr. Feverston explained that the replat of the property is to accommodate the expansion of Centerville Climate Storage which has several storage locker buildings on the eastern property. The replat would subdivide 115 Compark Road to create a parcel on the south end for purchase by Centerville Mill. The replat also creates a public cul-de-sac for Compark Drive. A private storm sewer would need to be relocated outside the public right-of-way or be established as a private easement should it remain in the right-of-way. At its meeting on March 26, 2013, the Planning Commission recommended approval for a record plan with conditions. However, staff recommended tabling the decision on the Centerville Mill Record Plan so some unanswered questions could be resolved with Mr. Wilson.

Dr. Gresham made a motion to table the application for a replat by Dan Wilson to the next meeting. Mr. Compton seconded the motion. The motion passed with six ayes.

Mrs. Kenley encouraged residents to visit the Art Gallery at the Centerville Police Department. This month is "Recycled Art" by Bob Rhoads and Mike Elsass.

Mayor Kingseed explained that the Consent Agenda contains procedural and administrative matters that have been discussed during Work Sessions. Approval of these items is as a group with one motion being made. Councilmembers read the titles into the record before Mr. Compton sponsored the following legislation, minus Item C, and moved for its approval.

- A. Ordinance No. 5-13, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance As Amended, To Rezone 65.7 Acres Of Land, More Or Less, Located North Of Social Row Road, West Of Sheehan Road And East Of Paragon Road From R-1c, Single-Family Residential With A NR, Neighborhood Residential Overlay Zone Classification, To R-1c With Residential Lifestyle Community Overlay Zone Classification, be set for Public Hearing on May 20, 2013.

- B. Resolution No. 19-13, A Resolution Accepting The Bid Submitted By Leo B. Schroeder, Inc., of Dayton, Ohio, For The 2013 Concrete Program (Project SS-1B-13) For Concrete Repair Of City Streets And Sidewalks, In The City Of Centerville And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- C. Appointment of Amy Korenyi-Both to the Planning Commission for a term of four years.
- D. Appointment of Phil McLaughlin to the Sister City Committee for a term of three years.

Mrs. Kenley seconded the motion. The motion passed with six ayes.

During Citizens' Comments and Concerns, several residents spoke concerning the setting of the public hearing for the rezoning of the property bounded by Sheehan Road, Social Row Road and Paragon Road.

Janet Irvin, 700 Mackenzie Court, stated that neighbors fought against rezoning this parcel last year to the point of initiating a referendum and now there is a new rezoning request. She asked why this is occurring again when there is significant opposition to rezoning this property.

Mayor Kingseed responded that a decision will be made at the public hearing on May 20. The reason it is coming up again is that the owner of the property went back to the Planning Commission and asked for a rezoning with a less intense option, asking for the entire area to be zoned R-PD, Residential-Planned Development, instead of a combination of R-PD and O-PD. The property owner has a right to make the request. Ms. Irvin asked whether Council could override the decision of the Planning Commission, even though the Planning Commission voted 4-1 against it on March 26, 2013. Mayor Kingseed explained that after its public hearing, City Council can adopt by a majority vote of the full membership of City Council, the Planning Commission's recommendation; deny the recommendation; or adopt some modification thereof. Council is considering a modification.


Ms. Irvin asked if letters would be sent to the neighboring property owners. Mr. Liberman answered that notices of the public hearing would go out to all of the property owners within 500 feet of this property.


Diane Wysong, 664 Legendary Way, stated that the Planning Commission clearly voted 4-1 not to recommend the Developer's request for a rezoning to R-PD. As a result of the vote in favor of the rezoning from R-1c to R-PD and O-PD last spring, concerned citizens filed a referendum. She shared her disappointment that Council was not allowing the citizens to have their day in court. She suggested Council regroup and have more discussion with the citizens of Centerville and Washington Township regarding what they want along Social Row Road. She appealed to Council to take a step back, get some more viewpoints and allow the referendum to take place in November.

Jack Wysong, 664 Legendary Way, implored Council to do all of the impact studies before making a decision regarding the rezoning of the property.

Mayor Kingseed reiterated that a Public Hearing regarding the rezoning of this property will be held Monday, May 20, 2013.

There being no further business, the meeting was adjourned.

Approved:   
Mayor

ATTEST:   
Clerk of Council