

Centerville City Council
Work Session Meeting
September 16, 2013

TIME: 7:30 P.M.

PLACE: Centerville Municipal Building
Mayor Mark Kingseed
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 Steve Feverston
Assistant 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
Municipal Attorney Scott Liberman

Residents:

Louis Duchesneau
Diane Wysong

Mr. Horn reported that he and staff have been meeting twice a week with Mr. Oberer and his team with regard to the Cornerstone Development. They are close to a Development Agreement and hope to have a draft in another week.

Dr. Hinshaw gave a brief update regarding refunding of the General Obligation and Special Assessment bonds. Locking in new interest rates will save the City a significant amount. He will email Council and let them know the results of the changes.

Mr. Feverston gave a summary of an Appeal of a decision of the Planning Commission regarding a buffer yard variance that was filed by Mr. Jeff Zimmer, 6230 Far Hills Avenue (former KFC site). Mr. Zimmer initially filed six variances for the one acre site for the construction of the Shops of North Village with restaurant or retail uses for three businesses. All the variances were granted by the Planning Commission. Mr. Zimmer is appealing a condition that a landscape wall along the east property line be maintained. This condition was part of the approval of a 5' parking/paving setback and bufferyard width, rather than the required 10' width. Staff's opinion was that Planning Commission's decision allowed the applicant to get the parking spaces

needed, while screening commercial uses on the property from nearby residents to the east, thereby mitigating the effect of the noise and car headlights in the parking lot and drive-through.

Dr. Gresham entered the meeting at this time.

Mr. Spittler briefed Council on the following four ODOT projects that are on the Council Meeting consent agenda:

ODOT-Micro-surfacing on Far Hills at Alex-Bell Road – 2014

ODOT-Bridge Maintenance - 2015


ODOT-Resurfacing SR 48 from Franklin Street to I-675 - 2016

ODOT-Traffic Signal System Upgrade Project - 2018

Mr. Horn noted that Voss Chevrolet filed the plans for the Loop Road project, but Staff does not have the geotechnical report as of this date. Mr. Feverston will be contacting Mr. Stout. The plans will not progress through the system until the submission is complete.

Mayor Kingseed reiterated that a Special Council Meeting will be held on Monday, September 23, 2013 at 8:00 p.m. to hold the public hearing for the Final Development Plan for Phase 1A of the Cornerstone Development. The Solicitation Ordinance will be an agenda item for the Work Session which will begin at 7:30 p.m. Mr. Liberman will prepare a draft ordinance which will be in the Council Packet on Friday, September 20.

Mr. Compton noted that the members of The Mayor's Committee will come in to talk to Council on December 2, 2013.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor