

Centerville City Council
Centerville Planning Commission
Joint Work Session Meeting
February 6, 2012

TIME: 7:30 P.M.

PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals
Brooks Compton
Paul Gresham
James Singer

Planning Commission Members:

Paul Clark
James Briggs
James Brunner
James Durham
William Etson
JoAnne Rau

Assistant Clerk of Council Julia Weaver

City Manager Greg Horn

Finance Director Steven Hinshaw

City Planner Steve Feverston

Public Works Director Rob James

City Engineer Doug Spitler

Asst. City Engineer John Sliemers

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Three representatives of the doctors' group interested in developing the property at northwest corner of Sheehan Road at Social Row Road were present to give an overview of its proposal for development to the Centerville City Council and the Centerville Planning Commission. Attending were Walt Minch of the development group and Ron Koffman and Jeff Baker of Bruns General Contracting. Mr. Horn made the introductory remarks noting that both the Council and the Planning Commission had had sneak previews of the concept for the sixty plus acre property in the past week. The following items were covered:

Mr. Walt Minch presented background for the project.

Mr. Jim Baker explained the ten areas on the sixty-eight acre site, often using 3-dimensional representations.

Mr. Koffman described the projected market for the area.

Mr. Feverston enumerated the types of approvals that would be involved.

Since density is one of the major parameters for zoning districts, Mr. Singer pointed out the need for a clear understanding of the numbers of units in the various sections so that any rezoning could be done appropriately. The development group will finalize a preliminary design before requesting rezoning.

Mr. Horn noted that at both introductory meetings he had heard concerns that Section 6 be built in Phase 1. The Council and Planning Commission expressed the worry that the mixed use retail units would be constructed along Social Row Road, but that the rest would not happen. They want reassurances that the whole project will be built.

Discussion centered on the look and feel of the development, needed upgrades and right-of-way on surrounding roadways including Social Row Road, and access points into the area.

Planning Commissioners and the representatives of the development group left at this time.

Mr. Horn turned the attention of the Councilmembers to a request by the Miami Valley Regional Planning Commission to give input on the mission of the group. Recently, some citizens have asked MVRPC to endorse positions on issues with political overtones e.g., opposition to the closure of post offices and centralization of the collection of city income tax. Council felt that the role of MVRPC should be as defined and objective as possible. MVRPC should not be seen as taking sides on random issues for which members hold different opinions which could create unnecessary tension within the group. Concentrating on better transportation planning and determining federal funding for local projects in a fair and impartial manner should be the main missions of the Miami Valley Regional Planning Commission. Council requested that Mr. Horn write a letter stating the position of the City of Centerville.


Mrs. Gopman asked for consideration of a request by Bill Burns to take a leave of absence for six months from his duties on the Arts Commission for personal reasons. Council concurred to grant the request.

Mr. Cahall shared that the Huffey Corporation is renegotiating its lease and has asked for an extension of its economic development agreement with the City for another five years. Huffey has exceeded its hiring projections under the current agreement. Council concurred to proceed with a new agreement for a grant equal to 15% of the additional payroll tax paid to the City by Huffey.

Mayor Kingseed reminded everyone that the State of the City would be February 13, 2012, at Police Headquarters at 6:00 p.m. He invited each of the Councilmembers to speak for a few minutes before he starts his address.

Mr. Cahall explained a situation faced by builder Charlie Simms in relation to the type of annexation that was used for some of the newer lots in Yankee Trace. Some homeowners will be required to pay additional tax to Washington Township without receiving any additional services.

Mr. Compton made a motion to convene into Executive Session regarding Personnel. Mr. Beals seconded the motion. A roll call vote resulted in five ayes. After no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mr. Singer seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mayor Kingseed requested that the matter be on the agenda for the work session again next week.



Julia M. Weaver
Assistant Clerk of Council

Approved 

C. Mark Kingseed, Mayor