

Centerville City Council  
Work Session Meeting  
March 19, 2012

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building  
Mayor C. Mark Kingseed  
Deputy Mayor Brooks Compton  
Councilmembers: John Beals  
Doug Cline  
Belinda Kenley  
James Singer  
Clerk of Council Debra James  
City Manager Greg Horn  
Finance Director Steven Hinshaw  
City Planner Steven Feverston  
Public Works Director Rob James  
City Engineer Doug Spitler  
Assistant to the City Manager Jennifer Wilder  
Assistant to the City Manager Kristen Gopman  
Economic Development Administrator Nathan Cahall  
Municipal Attorney Scott Liberman

Resident Phil Whittaker

Mr. Feverston reviewed with Council the Record Plan for City property at Yankee Street and Social Row Road. The property is being divided into two lots, so that the eastern portion of the property can be sold to All About Kids Daycare. On March 13, 2012, the Planning Commission recommended the approval of the Record Plan to Council with no conditions attached. Mr. Beals voiced concerns about the need for a full movement intersection. The main egress/ingress across from Yankee Trace Drive should be able to be set up with three lanes instead of two lanes (one lane in and two lanes out). The width of the road would be widened from 35 feet to 40 feet. The daycare is hopeful to close on this property within a week. There may be a delay as the mylar will have to be redone. Council is not opposed to moving forward with the addition of a condition to the Record Plan of widening the roadway easement for the main entrance (which is directly across from Yankee Trace Drive) from 35 feet to 40 feet. This item will be voted on at the following Council Meeting.

Mr. Horn briefed Council on an appeal filed by Mr. Eric Sauer, of CYP Studios, on two variances for signs at Ross Fiat at 91 Loop Road. The two variances deal with enlarging the size of a directional sign and for the number of signs allowed on the Fiat building. Mr. Sauer had made a request to come in and talk to Council. Council concurred if Mr. Sauer would like to come in after the appeal has been decided, he could make his request for change(s) to the standards in the Unified Development Ordinance at that time.

Mr. Horn mentioned that the two houses located north of Town Hall have been demolished to make space for a Dewey's Pizza. The Gregg House should not be touched until after the demolition request goes before the Board of Architectural Review. Some issues remain with regard to interconnectivity to the public parking area behind Panera Bread by means of a proposed traffic lane behind the Town Hall building and with regard to the brick plaza between Town Hall and the Gregg House. There has not been any communication with representatives from Washington Township as of this date.

Approved C. Mark Kingseed  
C. Mark Kingseed, Mayor

Debra A. James  
Debra A. James  
Clerk of Council