

Centerville City Council
Work Session Meeting
May 14, 2012

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Doug Cline
Paul Gresham
Belinda Kenley
Jim Singer
Clerk of Council Debra James
City Manager Greg Horn
City Planner Steven Feverston
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

Planning Commission Member Jim Brunner
Residents

Mr. Horn explained that, after an annexation has been accepted, the City tries to move expeditiously to rezone the property to a Centerville zoning classification. The area proposed to be rezoned is bounded by Sheehan Road and Social Row Road, is about 96.5 acres and is being rezoned from Washington Township Agriculture and Special Use to City of Centerville A, Agriculture. The City's zoning classification of Agriculture mirrors the Washington Township – Agriculture zoning classification with some general differences. There is a small parcel which is zoned WT-Special Use, a catch all zoning district for the township. The City would be rezoning the entire area to Centerville A, Agriculture. Mr. Horn mentioned that we were just made aware that Washington Township has started a waste transfer station on the property. The City has made a public records request from Washington Township to find out the details, but the information has not been received as of yet.

Mr. Feverston located the area to be rezoned on a map and showed an aerial view. On May 8, 2012, the Planning Commission recommended the proposed rezoning for Council's approval. It was explained that there are two Ordinances: an emergency ordinance and a regular ordinance. The request is for both to be set for public hearing on June 18, 2012. If the Emergency Ordinance passes, it would go into effect immediately on June 18. The regular Ordinance would go into effect on the 31st day after passage which would be July 19, 2012.

Mr. Feverston also reviewed the proposed rezoning for an application that was filed by Mr. Walt Minch, Centerville Development Group. The proposed rezoning is approximately for about 63.9 acres, and the property is located east of Paragon Road, north of Social Row Road and west of Sheehan Road. The proposed rezoning of this property is from Residential R-1c to R-PD and O-PD with overlay districts. Mr. Feverston explained the overlay districts and how they allow more uses and density if a form-based development meets certain design standards and has a particular look. He also stated that this property has extensive infrastructure costs with Paragon Road, Social Row Road and Sheehan Road for which the developer would be responsible. Mr. Feverston also stated that there are a number of issues that would need to be resolved. The proposed development was described as an up-scale mixed use development. Included would be a high-quality assisted living center, senior up-scale condominiums, carriage homes, business and professional offices, up-scale loft apartments, a health club and other amenities.

The issue of concern for the Planning Commission was that if the assisted living facility with the requested Neighborhood Center overlay district zoning did not go forward, the zoning would allow other types of uses, including some retail. When Mr. Minch changed the overlay to Neighbor Residential, the Planning Commission reconsidered and recommended the application to rezone on May 8, 2012.

Mr. Horn encouraged residents to come to the meetings and public hearings, to call or to come to the Planning Department to see what the plans are. The City's intent is to design a project that will complement the area. The City has been a good steward in the past. It will be thorough and consider all sides of this matter. Mr. Horn asked that residents keep an open mind – and not jump to conclusions. The applications filed by the Developer are part of a long process and if the proposed rezoning is approved, the next step would be for the Developer to bring a Preliminary Development Plan to the Planning Commission for approval. At that time, Mr. Minch would present the kinds of uses and what they would like to develop for the particular zoning district.

Mr. Feverston explained that the Yankee Trace Development is a Lifestyle community zoning classification. In 2004 the Create the Vision was implemented. The vision was to create more neighborhoods, walkability, open space areas. The goal was to envision 20 years out. The City's new Unified Development Plan was adopted in 2008, and it created overlay districts. The area of the proposed rezoning would have a more urban feel, because the overlays aid the creation of neighborhoods, not just housing.

Mr. Feverston noted that the Planning Commission had recommended denial of the rezoning at its April 24 meeting. Following that, Mr. Walt Minch brought in a revised rezoning plan and modified the overlay district. On May 8 the Planning Commission voted 5-1 in favor of the rezoning plans.

In City Manager Communications, Mr. Horn noted that the Heart of Centerville had decided not to serve alcohol at the *Taste of Centerville* event scheduled for June 15, 2012. The group did not apply for a temporary liquor permit.

Mrs. Gopman announced that the first Summer Concert sponsored by the Arts Commission at Stubbs Park is scheduled for June 10.

Mr. Horn shared that he had received word that insurance will cover the replacement cost of the roof on the Annex Building (which houses the License Bureau and Title Office) behind City Hall. The roof was damaged during the hailstorm on May 25, 2011.

Debra A. James
Debra A. James
Clerk of Council

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor

Brook A. Campbell
Deputy Mayor