

Centerville City Council
Work Session Meeting
June 4, 2012

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Doug Cline

Paul Gresham

Belinda Kenley

James Singer

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 Spitler

Assistant to the City Manager Jennifer Wilder

Economic Development Administrator Nathan Cahall

Terry Morris – Dayton Daily News

Dr. Gresham made a motion to convene into Executive Session regarding Personnel. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes.

Mr. Tom Bankston will be appointed to the Arts Commission, and the following individuals will be reappointed: Sue Butler to the Arts Commission, Paul Clark as Chairman to the Planning Commission and Dan Carfagno as Chairman to the Property Review Commission.

Mr. Horn and Mr. Cahall reviewed the projected plans for the City of Beavercreek Building Inspection Services and the benefits to the City of Centerville. In the past the City of Beavercreek has received building inspection services through Greene County. The City of Beavercreek is seeking Requests For Proposals from neighboring communities who have building departments. The steps of the process include the review of the submitted proposals by Beavercreek Staff, interviews, a recommendation by the City Manager and the negotiation of a contract. It is expected that the contract would be for a three year period with renewal options. There would be an exit clause in case the arrangement does not work out. A satellite office would be retained at the Beavercreek City Hall. Requests for Proposals are due June 20, 2012. As they attempt to cut costs, communities will see more consolidations of services in the next five to ten years. Council is in favor of moving forward and submitting a proposal to the City of Beavercreek.


Mr. Horn reported that Yankee Trace had an excellent financial report from January through May; it is the best first six months we have had in nine years. Both the food service and golf are doing better than budgeted for the period.

Mr. Horn noted that Mr. Walt Minch, the developer for the property at Social/Paragon/Sheehan Roads, has started to meet with neighboring residents. He will continue to meet with residents until the Council Meeting on June 18, in order to inform them of the concept for the proposed development and to answer any questions that they may have. The rezoning request is to rezone the parcel from R-1c to a combination of zones with overlay districts. Even if Council approves the rezoning, the issue is that residents are under the false assumption that the City would be obligated to approve the Preliminary Development Plan. Mr. Feverston and Mr. Cahall reported that they had each discussed the plans with residents who had come into the Planning Department. Mr. Feverston explained that overlay districts allow more uses and density than standard zoning. Form-based development must meet certain design standards that are intended to create a neighborhood feel and look. He also addressed questions about density with regard to assisted living development and explained that the master plan's most intensive uses would be a bank, medical office spaces, restaurants, boutiques, and the luxury loft apartments (six units/acre). The zoning would not permit a fast food restaurant, because protections are built into the Unified Development Ordinance. In Mr. Feverston's opinion, development is inevitable along Social Row Road. The rural landscape is vanishing quickly as Washington Township and other entities allow development south of Social Row Road. Staff feels that it is important to rezone this property; the current zoning of R-1c (two units/acre) does not adequately fit the surrounding zoning classifications.

Mr. Spitler gave a brief update on the Library Access Drive behind the Woodbourne Library. He is waiting to create an agreement with the Library. Mr. Wang of the North China Restaurant has signed a Memorandum of Understanding agreement for right of way. Mr. Spitler is not sure who will prepare the deed for the lot split and easements (Connor Group – Pat Dorsey).

Mr. Horn reported that he had made two phone calls to Dewey's Pizza, but had not gotten a response. At issue is whether Washington Township will cooperate with the proposals for the parking lot behind Town Hall.

Dr. Gresham made a motion to convene into Executive Session regarding Real Estate. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor