

Centerville City Council
Work Session Meeting
June 18, 2012

TIME: 7:30 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
Acting City Manager Steven Hinshaw
City Planner Steven Feverston
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Terry Morris – Dayton Daily News
Residents – James Frey
Louis Duchesneau
Lynn Rogers
Diane Wysong

Even though the Developer, Mr. Walt Minch of the Centerville Development Group LLC, requested that the hearing for the rezoning request for 65 acres north of Social Row Road be delayed until the July 16 Council Meeting, overflow rooms were set up in the Law Library and the Police Department Training Room for the anticipated crowd.

Dr. Hinshaw and Mr. Feverston explained that a sign variance was filed by the All About Kids Daycare located on Social Row Road near Yankee Street. This variance will be decided by the Planning Commission on June 26. Meanwhile, colored crayons as pillars have been installed prematurely at an entrance, and neighbors are expressing concerns with regard to the signage.

Mr. Spitler requested the reduction of the bond from \$40,328.50 to \$11,800.00 for the Performance Guaranty on Section 2 of the Highlands at Yankee Trace. The final asphalt is completed; the remaining amount will cover the brick golf cart path and miscellaneous punch list items. The reduction is a Council Meeting agenda item for the regular meeting following this work session.

Dr. Hinshaw stated that there is nothing new to report on the proposed Dewey's Pizza. Mr. Andrew DeDewitt has yet to respond to phone calls. Mr. Feverston explained that Phase I would be for Dewey's Pizza to file a site plan and a request for a demolition permit for the Gregg

house. Nothing has been filed to date. Phase 2 would be the interconnector between the parking lot and walkway areas. The Board of Architectural Review will have jurisdiction since the site is in the Architectural Preservation District. Staff will keep Council updated on any further developments.

Discussion was held concerning the date for the next work session. Council scheduled a Work Session for July 9, 2012.

Mr. Spitler briefly reviewed progress on the Library Access Drive. An overall agreement between the parties involved is gradually taking shape. We have the deed from the Connor Investment Group, and Mr. Liang Wang has signed a Memorandum of Understanding. McDonalds is not interested in joining in the project at this point. The bridge and the exact scope of the project are the next decisions to be worked out. The bridge is currently designed to be a single south bound lane across a small culvert; it would be 12 feet wide with curb and gutter. It is estimated that making it two lanes would cost an additional \$100,000, which is 20% more, and would require additional land from the property owners.

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor

Debra A. James
Debra A. James
Clerk of Council