

Centerville City Council
Work Session Meeting
October 1, 2012

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Douglas Cline
Paul Gresham
Belinda Kenley
James Singer

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Steven Feverston
City Engineer Douglas Spitler
Municipal Attorney Scott Liberman

Resident Phil Whittaker

Mrs. Kenley made a motion to convene into Executive Session regarding Personnel. Dr. Gresham 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. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes.

Mrs. Joyce Ray-Brown will be appointed to the Property Review Commission for a term of three years.

Discussion was held regarding a letter being written to the Washington Township Trustees with requests concerning the Fire Department's levy in 2013. Council will ask to receive Chief Gaul's report defining long term needs for the fire department and to meet with the Trustees with regard to the levy. The letter will be sent in the next couple of days. Since Mr. Beals is a Washington Township Recreation Board Member, Mr. Horn asked him to request a breakdown of the actual numbers for individual and family memberships, non-residential memberships and memberships of Centerville residents versus Washington Township residents. If there are no actual records, Mr. Beals could request a list of names and addresses for every member, and staff could compile a list. Mr. Beals will follow-up.

Mr. Feverston reviewed an Appeal filed by Mr. Dan Wilson of Centerville Climate Storage for property located at 115 Compark Road. The property is zoned I-1, light industrial. The appeal involves a decision of the Planning Commission of August 28, 2012 denying three variances. Mr. Wilson is the President of The Centerville Mill, Inc. on Clyo Road and Charles Schroeder of CGS

Properties, LLC is the owner of an adjacent parcel at 115 Compark Road. Mr. Feverson located the subject property on an aerial map; it is north of Franklin Street, west of Clio Road, and east of Compark Road. Mr. Wilson was hoping to receive the variances, purchase a section of 115 Compark Road and build more storage lockers for expansion of his business, Centerville Climate Storage. A record plan has not been filed as of this date. The variances that are being appealed are described as follows:

1. Applicant requests a reduction of the minimum lot width for the proposed new frontage. The UDO requires 120 feet; the request is for 99.5 ft.
2. Applicant requests elimination of the required parking and paving setback for the proposed north side yard and east rear yard.
3. Applicant requests elimination of the required landscape bufferyard along the proposed north side yard and east rear yard.

Mr. Feverston explained that a letter was received from USFP Property Management Inc. (FBI Building) requesting that the current setback requirements be maintained.

Mr. Liberman entered the meeting at this time.

As part of the proposed replat, Mr. Schroeder, owner of Dayton Wire and Wheel at 115 Compark Road, would be dedicating a portion of his land for a cul-de-sac for public use, a desirable goal since many individuals use Mr. Schroeder's parking lot as a turn around at the north end of Compark Road. The Planning Commission denied the three variances with a vote of 4-1, since the situation requiring the variance is being created by the applicant. The applicant must demonstrate practical difficulty or physical hardship requiring a variance. This appeal will be before Council at the October 15 Council Meeting.

Mr. Feverston reviewed the Rezoning Request filed by Mr. Mark Van Nest for property located at 888 East Franklin Street. Requested is a change of 0.3358 acres from I-1, Light Industrial to B-2, General Business zone classification to permit MidWestern Leasing (an independent equipment and car leasing company) to relocate its business. Mr. Feverston located the subject property on a map and identified adjacent zone classifications and land uses. The Planning Commission concurred with Staff's comments and recommended approval of this rezoning request to Council subject to the following conditions:

1. That the Planning Commission also recommends the rezoning of 900 East Franklin Street.
2. That the ordinance rezoning the property at 888 East Franklin Street not be effective until the map consolidating the two lots at 888 and 900 East Franklin Street is recorded with Montgomery County.

Mr. Feverston also reviewed the related Rezoning Request filed by Mr. Mark Van Nest for Property located at 900 East Franklin Street. Requested is a change of 0.3409 acres from I-1 to B-2. Replatting the two lots into one provides better access and egress for both properties. The rezoning of these two parcels would not affect the legal non-conforming status of the properties. He further explained that this commercial district had many properties with legal non-conformities dating back to the 1960's. The Planning Commission recommended approval of this rezoning request to Council

subject to the following condition:

1. That the ordinance rezoning the property at 900 East Franklin Street shall not be effective until the map consolidating the two lots at 888 and 900 East Franklin Street is recorded with Montgomery County.

Mr. Horn noted in City Manager Communications the following:

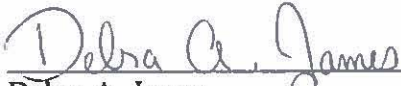
- He has spoken with Terry Taylor, Maintenance Superintendent at Yankee Trace, that the algae is dying in the irrigation lakes on the golf course. A second treatment has been applied.
- He gave an update on Mr. Dick Brahm after his lawn mowing accident.
- The proposed Woodbourne Library agreement will be in Council's Friday packet.
- Yankee Trace Golf Course had a good month in September, and this year could be the second best financially of the past nine years.
- The Summer Street Program is almost completed.

Mr. Cahall explained that Beaver Creek Building Inspection Services will probably be staying with Greene County. Since we are in the beginning stages of the budget process, Mr. Horn will call Mr. Mike Cornell to inquire if the City's proposal is still being considered

Mr. Beals raised the question with regard to the city-wide automated refuse program being in full operation and requested a report on the overall operation. Mr. Horn stated that the topic had recently been broached at a staff meeting. A report will be made available to Council when it is completed.

Mr. Brandon Barronmetti, Band Director at Centerville High School had made a request for a donation to help with the Centerville High School Wind Symphony to attend the MFA National Concert Band Festival to be held in Indianapolis in the Spring of 2013. After some discussion it was felt that Council could not start this precedent for the band or for other groups. Mrs. James will respond to Mr. Barronmetti.

Mr. Cline made a motion to convene into Executive Session to discuss litigation. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes. Mrs. Kenley left the meeting during the Executive Session. After no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes in favor of the motion.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor