

Centerville City Council  
Work Session Meeting  
June 6, 2011

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Deputy Mayor Doug Cline  
Councilmembers: John Beals  
Brooks Compton  
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  
Municipal Attorney Scott Liberman

Deputy Mayor Cline presided over the meeting as Mayor Kingseed was out of the country on vacation. Dr. Gresham made a motion to convene into Executive Session regarding Personnel. Mrs. Kenley seconded the motion. A roll call vote resulted in five ayes. Mr. Compton entered the meeting during the Executive Session. At such time, after no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Council concurred to appoint Mr. Dave Blum to the Board of Tax Appeals and to reappoint Mr. Walt Smucker and Ms. Ginny Strausburg to the Arts Commission since their terms will expire July 21, 2011.

Mr. Feverston reviewed the Record Plat for The Highlands at Yankee Trace, Section 2-A and described the location as Legendary Way at Sand Wedge Court. This is a replat of Lots 29 and 30 to reconfigure the lot line for a ranch style duplex with front entry garages. Charlie Simms is the developer for this area of the duplex homes. It is not the intent of the developer to create a linear street with all front garages. The plan shows both front and side entry garages. The Planning Commission, by unanimous vote, recommended approval of this Record Plat to City Council at its May 31, 2011 meeting.

Mr. Feverston reviewed the Record Plat for The Highlands at Yankee Trace, Section 3 and located it on a map as the extension of Legendary Way east of Paragon Road. The section is just north of Section 2. This replat involves ten duplex homes on 20 platted lots for Section 3. The Planning Commission, by unanimous vote, recommended approval to City Council with the following 15 conditions:

1. Execution of a Subdivider's Agreement is required with the City of Centerville.
2. In lieu of construction of the required improvements prior to the recording of the plat, a performance bond is required. The bond amount is based upon the engineer's estimate, which shall be submitted by the developer for approval by the City Engineer. The estimate is for the construction of the required public improvements including earthwork, storm sewer, pavement, sidewalk, traffic control, and erosion control.
3. A one year maintenance bond in the amount of 4% of the original performance bond will be required when the public improvements are complete and the performance bond is released.
4. The applicant shall pay review and inspection fees per Section 1214 of the Centerville Municipal Code.
5. Lots 45, 46, 49 and 50 shall be modified to properly align driveways subject to approval by the City Planner.
6. Lots 41 and 42 shall be modified to allow for an appropriate rear yard for lot 41 subject to approval by the City Planner.
7. The offsite sanitary sewer project for Section 3 is substantially completed subject to approval by the City Engineer.
8. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
9. The proposed storm easement shall be extended to southeast from catch basin 18 subject to approval by the City Engineer.
10. A paved turnaround shall be constructed at the end of Legendary Way in a design acceptable to the City Engineer per UDO Article 9.13,B,d.
11. The emergency access connecting Legendary Way and Shawnee Trail, including the cul-de-sac for Shawnee Trail and emergency gates shall be constructed with this plat in a design acceptable to the City Engineer.
12. The proposed sidewalk along Legendary Way shall terminate into the curb of Legendary Way across from Gallery Court and have handicap accessibility subject to approval by the City Engineer.

13. Fire hydrants shall be installed at a maximum spacing of 400 feet subject to approval by the Washington Township Fire Department.
14. The construction drive shall be maintained and kept in good condition at all times by Yankee Trace Development, Inc. This drive shall be reconditioned by Yankee Trace Development, Inc. at the completion of all construction, including homebuilder construction that is associated with this subdivision subject to approval by the City Engineering Department.
15. All unfinished public infrastructure requirements in all previous sections of the Yankee Trace development shall be completed to the satisfaction of the City Engineer.

Mr. Horn gave a brief summary of 4.28 acres of land that was to be sold to Great Traditions Land & Development Company four to five years ago. Because of hard economic times GT is asking for a sales agreement that would enable them to close on the acreage when 12 out of 16 lots have been sold. Council concurred that the City enter into an agreement with Great Traditions but counter that the sale would need to be finalized with a closing on the whole property when 8 lots are sold. It is estimated that selling the lots could take two to three years.

Mr. Feverston reviewed an Appeal filed by Donald Tarazano against a decision rendered by the Planning Commission denying an Application for An Accessory Structure involving the installation of 53-56 solar panels on his property located at 161 Terrace Villa Drive. The solar panels would cover many of the roof surfaces and would be raised off the roof approximately six inches. Because of the impact on the neighborhood the Planning Commission recommended denial of the request with a 5 to 1 vote. Mr. Cahall stated that the solar panels fall under Section 9.39 Accessory Buildings and Use Standards of the Unified Development Ordinance (UDO) stating that a structure located on a residential premise and greater than 100 square feet in gross floor area shall be architecturally consistent with the character of the house. Staff is looking for guidance on what is considered an accessory use with regard to solar panels. Are 53-56 solar panels still incidental? This appeal will be before Council on June 20, 2011.

Mr. Horn reviewed the proposed zoning change for Centerville Business Parkway. Council received a copy of the Research Summary Report submitted by Mr. Doug Harnish. He is well respected with zoning issues and his report laid out some options. In essence the proposed zoning change from I-PD to O-PD could impact the property values for existing buildings and would create one or two legally non-conforming uses until these properties become vacant. At least two property owners are opposed to the rezoning. Mr. Liberman will do some additional research and will come back to Council at a future Work Session. The rezoning will be tabled until the July Council Meeting.

Mr. Feverston explained that in December 2010 the Planning Commission approved two of three sign variances that had been filed by Mercedes-Benz of Centerville located at 1 Loop Road, in conjunction with the expansion of the showroom. At that time, the proposed ground sign was approved subject to the condition that "the sign must incorporate all improvements proposed as a part of this variance including the decorative stone wall, accent lighting and


landscape elements.” The portion of the vehicle display area sign which says “City of Centerville” would not be counted as part of the permitted sign area. Other elements include decorative fence, stone columns and landscaping along S.R. 48 and the I-675 exit ramp. The owners hope for contributions toward the project from state funds (ODOT) and gateway improvement funds from the City of Centerville. The approval of the variance for a second ground sign was contingent that all the frontage improvements be made or be bonded. Mercedes-Benz has come back with a revised plan and has requested approval of two variances. The applicant is requesting a variance to allow two ground signs and a scaled back version of the original plan. The second requests approval of a variance to allow 64 square feet of signage on the proposed sign wall, excluding the City of Centerville signage. Mr. Horn and staff will be meeting with Ms. Jenell Ross in the next week. Council gave Mr. Horn the support to negotiate with Ms. Ross the City’s contribution for the decorative fencing improvements along S.R. 48 to enhance that area off of Interstate I-675 and to tie in with the improvements that have been made with the bridge exit/entrance ramp.

Mr. Horn updated Council on the Gallery Restaurant at Yankee Trace. Discussion was held regarding the work session meeting on May 16, 2011, with some suggestions of how to proceed in making the restaurant more viable. A group of residents is planning to attend the June 20 Council Meeting. Mr. Horn advised that in spite of the wettest spring in recorded history, the restaurant’s profit/loss for the first five months has been the best in nine years. It seems that the changes are headed in the right direction. Mr. Horn will have a staff report for the June 20 Council Meeting. The Council members would like the residents to know that they are giving serious consideration to the decision on how to proceed. Council may hire an outside professional consultant. Mrs. Wilder has been in contact with two individuals who could do such a study. One is from the Columbus area, and the other is from Toledo. Council is desirous of having a presentation from each at a future work session with the goal of seeing what each has to offer.

Mr. Horn reported on the following:

- He attended the meeting with MVRPC and ODOT District 7 & 8 today. This meeting was set up in anticipation of major interchange upgrades at Wilmington Pike and I-675. All governmental entities interested in moving forward with grant requests and discussions were invited to attend. Mr. Horn had spoken to Mr. George Oberer, Jr. of Cornerstone Developers. He noted that this effort will be a multi-year and multi-phase project.
- The debris from the storm of May 25 consisted mainly of sticks and clumps of leaves. Some residents are putting this debris next to the street, as for a fall leaf event; the machinery cannot pick it up. Residents are being asked to bag or containerize the debris. Information is on the City’s website. Storm debris pick-up and drop-off has been extended to Thursday, June 16.
- The construction of the brick plaza at Benham’s Grove required a new fee structure to help offset the cost of the project. The City will charge \$150.00 for the set up of a tent on the plaza and \$1,680 to rent the complex for an event.

- With regard to the Supreme Court Appeal/TIF, Dick Brahm is working with the Ohio Municipal League, approximately ten cities and two builders' groups who joined the City in this effort.
- Mr. James advised that a meeting for the Paragon Road Improvement Phase I project is scheduled for June 22 at the Ohio Public Works Commission. The reason for the meeting is that there are some questions that the City would like to have answered with regard to the reconstruction project.
- He will keep Council updated on the proposed major call center that has been considering the Showcase Cinema site along with other locations in surrounding municipalities.
- The goal is to have budget proposals to Council early in August. Changes will be forthcoming related to employee health insurance benefits; the Employee Health Insurance Review Committee will be meeting on Tuesday, June 7.
- A meeting is scheduled with representatives of Dewey's Pizza next week.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor