

Centerville City Council
Work Session Meeting
July 18, 2011

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Doug Cline
Councilmembers: John Beals
Brooks Compton
Paul Gresham
Belinda Kenley
Jim Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Steven Feverston
Public Works Director Robert James
Assistant City Engineer John Sliemers
Assistant to the City Manager Jennifer Wilder
Municipal Attorney Scott Liberman

Mr. Cline reported that the Environmental Committee had met on Tuesday, July 12, 2011, at 7:45 a.m. with Mr. Beals, Mrs. Kenley and himself, as well as Mr. Feverston and Mrs. Gopman attending. Mr. Feverston had prepared a rough draft of an Ordinance regulating the placement of solar energy systems on properties in the City. The Committee reviewed the draft ordinance and proposed some changes.

Mr. Singer and Dr. Gresham entered the meeting at this time.

Mr. Feverston reviewed the main points in the draft ordinance. Roof-mounted solar panels would be permitted as accessory uses for residential and commercial properties. The ordinance would regulate the placement of panels and create access areas for firefighting purposes. The regulations would limit the configuration and placement of solar panels on the front roof of a home and require the painting of the frames, hardware and conduit of the solar panel system to match the color of the roof. This ordinance is still a work in progress.

Mr. Feverston stated that Mr. Tarazano is replacing his roof as a consequence of the hail storm in May and is willing to replace it with a darker color. The Environmental Committee concluded that Mr. Tarazano's plan could be modified. As it is right now, his plan does not have a uniform look. Mr. Feverston stated that he has spent several hours talking with Mr. Tarazano. In addition, Mr. Phillip Reimer of Astrum Solar has been working with Mr. Tarazano and City staff with input for drafting this ordinance. Council requested Mr. Feverston to consult with Mr. Tarazano to modify his plan for consistency with the "draft ordinance."

Mr. Feverston will talk to Mr. Tarazano to see if he is agreeable to tabling his Appeal until the August Council Meeting. Council's intent is to approve the Appeal with conditions at that time. Staff has been contacting other communities for input in establishing a longer term policy. Council expressed the desire to find a compromise that encourages this technology while moderating the impact on the character of a neighborhood. Council stated its intention to make it easier for the residents of the City to embrace this technology. This ordinance will lay the groundwork for the future, and this particular case will set a precedent.

When completed, the Solar Ordinance will be reviewed by the Planning Commission and then set for public hearing before Council. Because it is a text amendment requiring specific notifications, it will be at least 90 days before the public hearing can be held, even if the ordinance is ready to go to the Planning Commission in August. Mr. Compton asked to have someone from Astrum Solar come to a Council Work Session for a brief presentation on solar power.

With regard to the rezoning along Centerville Business Parkway, Mr. Horn reported that he had contacted the two property owners most affected approximately six weeks ago regarding the Centerville Business Parkway rezoning. He spoke recently with Mr. Dave Dickenson, the realtor for one of the property owners, about staff recommending passage of the rezoning. He had left a voice mail for Mr. John Folkerth, Mr. Tolliver's legal representative, and did not receive a return phone call. Mr. Horn explained that if Centerville Business Parkway is rezoned the two property owners will be permitted to continue to use their property for industrial-planned development. If they lease or restructure it for an office use, they would not be permitted to go back to an industrial use. Mr. Dickenson and Mr. Folkerth were notified of the following July Council Meeting and of the likelihood that Council would vote on the ordinance rezoning Centerville Business Parkway.

Mr. Horn explained that he had spoken to Mr. Alex Hara, who works for Key Bank in its International Division. Mr. Hara is trying to bring together area municipalities to endorse creating a park with 1,000 ornamental Japanese cherry trees to be located at Wright Patterson Air Force Base. The park would memorialize those who perished in the March 11, 2011 earthquake/tsunami in northeast Japan. Mr. Hara is asking for a Resolution of Support, not monetary support at this time. Council concurred to move forward, and a resolution endorsing "Project 1,000 Cherry Trees" will be on the August 15 Council Meeting agenda.

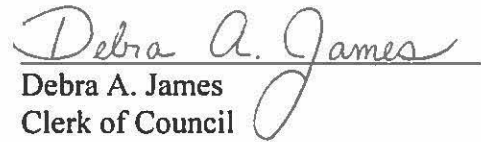
Dr. Hinshaw reported that he has been in contact with the Prosecutor's Office with regard to the reallocation of the inside millage that is paid to Washington Township on an annual basis. He is pursuing this issue.

Mr. Horn announced that Council and Staff will be meeting at the work session on August 1 with representatives from the Oberer Group concerning the Preliminary Development Plans for Cornerstone North and South. August 8 is also being reserved for a work session if it is needed.

Mr. Horn will look into scheduling a golf outing for Council, possibly at the end of August.

Mr. Horn announced that a Yankee Trace Appreciation Night will be offered on Monday, July 25, 2011. The restaurant will have full service from 5:00 to 9:00 p.m. The extended hours of full service provide an additional sit-down dining opportunity for the community and an invitation for residents of Yankee Trace to an additional neighborhood event.

Mr. Horn brought up to Council that the resolution to accept the bid for The Stubbs Park Pedestrian Bridge Replacement and Path Paving project will be removed from the agenda for the following Council meeting. Staff needs time before the City is ready to accept the bid.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor