

Centerville City Council
Work Session Meeting
October 10, 2011

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Councilmembers: John Beals
Brooks Compton
Paul Gresham
Belinda Kenley
Clerk of Council Debra James
Acting City Manager Steven Hinshaw
City Planner Steve Feverston
Public Works Director Rob James
City Engineer Doug Spittler
Economic Development Administrator Nathan Cahall

Dr. Hinshaw explained that Don Huber, a local developer, has approached Centerville, Washington Township and Kettering for potential business ventures in acquiring distressed properties for renovation. Mr. Huber's goal would not be to rent these homes but to sell them. He is inquiring of the different entities as to the availability of non-traditional financing for acquisitions and renovations.

Mr. Compton entered the meeting at this time.

One possibility would be for Mr. Huber to go through the CCIC. If the City were to make a loan available, every protection and precaution would need to be in place. Although there is some hesitation, Council wants to explore options and give further consideration to this topic since maintaining the value of the housing stock in Centerville is a priority.

Mrs. Kenley made a motion to convene into Executive Session to consider Personnel. Mr. Beals seconded the motion. A roll call vote resulted in five ayes. After no official business was conducted, Dr. Gresham moved that Council adjourn out of Executive Session. Mr. Beals seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

At the Council Meeting of October 17, 2011, Council is willing to consider the appointment of Mr. Brad Thorp to the Board of Architectural Review for a three-year term, the reappointment of Mr. Martin Holzinger to the Arts Commission for a three-year term, and the reappointment of Mrs. Mary Pizza to the Sister City Committee.

Mr. Feverston explained an application had been filed by Brad Judge, Judge Engineering on behalf of co-owners Lisa Hanauer and Susan Spiegel to replat a section of Park Estates, a small development on Jaime Rose Way, across from the entrance to Forest Field Park along Centerville Station Road. The ten lots in Park Estates are zoned R-1c. The owners want to

consolidate the four lots they own into a single parcel

Mr. Feverston also provided information that two variances for this property had been denied by the Planning Commission on September 27, 2011. One variance asked for approval of a solid wall in the front and side yard, and the second variance sought approval of decorative walls from 9 to 11 feet high (with the caps of up to 12 feet high) and from 20 feet to 56 feet in length. Two neighboring property owners originally did not have a problem with the walls but are now opposed. An appeal can be filed against the decision of the Planning Commission until Wednesday, October 12, 2011. The replat for property located at 2267 Jaime Rose Way was recommended to the City Council with four conditions by the Planning Commission at its September 27, 2011 meeting.

Mr. Feverston noted that the original covenants of Park Estates Record Plan would remain in effect. An additional issue relates to sidewalks, because these were to be put in as the homes were built. If the four lots are consolidated, the home is present on the lot and the sidewalks would be required on the entire parcel. Since the time the homes in Park Estates were built in the mid 90's, the City has held a bond from the original developer for the completion of the sidewalks. As a further question, there has been discussion whether sidewalk is needed around the cul-de-sac to the one remaining unsold vacant lot. The Record Replat will come before Council on October 17.

Mr. Feverston explained the background for an appeal of a decision of the Planning Commission. Mr. Tom Ross, Ross Enterprises, is asking for relief from the UDO requirement to screen the dumpsters on his property located at 30-46 Compark Road. The area is zoned I-1, Light Industrial. In January of this year, Council granted an appeal of a decision of the Planning Commission, allowing a reduction in required landscaping for this same property, and thus, already creating a modified site plan. Mr. Ross has not conformed to the requirements that were set at that time; he has missed a deadline for completion of parts of the plan. The issue before Council is the UDO requirement for screening the dumpsters on the property. There are currently eight dumpsters on the property and none are screened, although the UDO requires the enclosure of refuse dumpsters in all zoning districts where they are permitted. This will be on the October 17 Council Agenda.

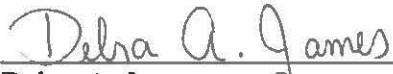
Mr. Cahall reported to Council a proposed PIR grant application for Dayton Physicians, LLC. Staff has been reluctant to commit to a PIR in this case because of the precedent it could set for future incentives as the Miami Valley Hospital South campus grows. Miami Valley Hospital representatives don't see this as a precedent-setting event. The proposed agreement is for five years and would be a 20% grant on net collections on new payroll. A conference call is scheduled for Tuesday, October 11. Council concurred to move forward.

Mr. Cahall reviewed copies of two drafts of ordinances increasing the City's Planning and Zoning fees and Building Department fees. Although costs have gone up, the objective is to keep the fees competitive with other jurisdictions as well as Montgomery and Greene Counties. Mayor Kingseed asked that a red-lined version of the Planning and Zoning Fees Ordinance be included in Friday's Council Packet, so that the Council is able to compare the current and proposed fees. Two Ordinances will be set for Public Hearing at the November Council

Meeting.

Dr. Hinshaw announced that there were 850 rounds of golf played at Yankee Trace this past weekend. Also there were 132 people at Friday's Fish Fry with 68 attendees the Friday before.

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



Debra A. James
Clerk of Council

Approved 

C. Mark Kingseed, Mayor