

Centerville City Council  
Work Session Meeting  
November 21, 2011

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building  
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 Steve Feverston  
Public Works Director Rob James  
City Engineer Doug Spitler  
Assistant to the City Manager Jennifer Wilder  
Assistant to the City Manager Kristen Gopman  
Economic Development Administrator Nathan Cahall  
Municipal Attorney Scott Liberman

Mr. Feverston reviewed with Council the background of an appeal filed by Mr. Tom Ross, of Tom Ross Rentals. Back in January 2011 the Planning Commission approved with conditions a Major Site Plan creating a parking lot, requiring the screening of the five dumpsters and providing for stormwater detention for 30-46 Compark Road. Today there are a total of eight dumpsters. Because screening the dumpsters was one of the conditions of the approval of the Major Site Plan, Mr. Ross applied for a variance in May 2011 requesting relief from that requirement for his property on Compark Rd. which is zoned I-1, Industrial. When the Planning Commission denied his variance at its meeting on August 30, 2011, Mr. Ross filed an appeal to Council. He was not able to attend the October 17, 2011 Council Meeting and asked that the matter be tabled until November. Although a landscape bond was put in place last May, to date, Mr. Ross has not completed the landscaping.

Dr. Gresham entered the meeting at this time.

Mr. Feverston further explained that the other properties in the Compark/Westpark Rd. area have legal non-conforming status because these businesses were in place prior to 1986 when the Zoning Ordinance went into effect and are grandfathered, so the owners do not have to screen dumpsters. One of Mr. Ross's main arguments addresses "fairness"; other properties do not have to comply with the same standards he does. Mr. Feverston stated that the cost for screening dumpsters is fairly modest. Under the current regulations of the UDO, dumpsters in all zoning classifications must be screened. The Public Hearing is scheduled at the following Council Meeting.


Mr. Horn announced the following:

A ribbon cutting for Cassano's Pizza was held earlier today.

The Public Works leaf collection crew is on schedule.

The Finance Department has received the CAFR designation for the 11<sup>th</sup> year in a row.

He encouraged Council to keep in contact with Senator Peggy Lehner and State Representatives, Jim Butler and Terry Blair with regard to the initiative of the statewide collection of municipal income taxes.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor