

Centerville City Council  
Work Session Meeting  
April 7, 2008

**TIME:** 7:00 P.M.

**PLACE:** Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy-Mayor Douglas Cline

Councilmembers: John Beals  
Brooks Compton  
Paul Gresham  
Belinda Kenley  
James Singer

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Mark Schlagheck

City Planner Steve Feverston

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant City Engineer John Sliemers

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Municipal Attorney Scott Liberman

Residents: Jerry and Sue Lienesch

Mr. Feverston reviewed the Appeal filed by Patrick Hansford, 193 Cherry Drive, against the decision rendered by the Planning Commission during their meeting of February 26, 2008, approving a Planning Commission Special Approval Application filed by Burkhardt Engineering for Centerville City Schools (Tower Heights Middle School). The subject property is located at 195 North Johanna Drive. Mr. Feverston located the property on a map and explained that the zoning on the property is R-1d, Single-Family Residential and the permitted school use is situated within a neighborhood. The request is to construct an addition to the existing facility and modifications to parking and driveway circulation. There are six areas of concern that Mr. Hansford filed in his Appeal:

1. Lack of a requirement for a Master Plan as in other large commercial developments.
2. Over-construction of parking in a residential neighborhood.
3. Placement of intense uses against residential boundaries.
4. Traffic and cut-through traffic at Stingley Elementary.
5. Location of the new parking lot.
6. Architectural design and standards related to our "Big Box" Ordinance.

Mr. and Mrs. Jerry Lienesch entered the meeting at this time.

Discussion followed relative to whether the parking location could be used by both Tower Heights Middle School and Stingley Elementary and the number of parking spaces that are being requested. Strategically, it was felt that this location could serve both schools with employee parking as well as after hours' activities in the gymnasiums for community groups. This Special Approval Application does not allow for a vehicular connection between Tower Heights and Stingley at this time. Council will hear this Appeal at the Special Council Meeting scheduled for 8:00 p.m. Mr. Horn reported that Miami Valley Communications Council will be taping this Council Meeting and will cut in live after the Germantown Meeting has concluded.

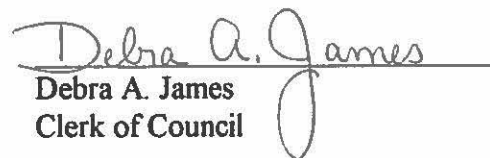
Mr. John Sliemer's reviewed briefly a Resolution prepared for Council's consideration during the Special Council Meeting. The Ohio Department of Transportation has requested documents from the City to allow ODOT to continue with the bidding and execution of the Alex-Bell Road/State Route 48 Intersection Project. There are three key changes: 1) The addition of a right turn lane from westbound State Route 725 to northbound State Route 48 2) The realignment of Ramp D from northbound State Route 48 to northbound Interstate 675 and 3) The widening and/or resurfacing of approximately 1500 feet of State Route 48. The resolution is on tonight's agenda because ODOT is requesting that the signed documentation be in their office no later than Friday, April 18, 2008.

Mrs. Kenley reported that she had met with several members of the Arts Commission; they want direction concerning the Commission being able to accept in-kind or monetary contributions from corporate sponsorships with regard to the Stubbs Park Summer Concert Series. The Commission has been approached by past sponsors regarding being able to accept contributions for the series in exchange for advertising in the program. Council agreed that monetary contributions are acceptable, and the Arts Commission needs to run them through Mark Schlagheck, the Finance Director. The City would encourage the Commission to accept monetary contributions, and this request is for the year 2009.

Council proceeded to the Council Chambers for the Special Council Meeting.

After the Council Meeting, Mr. Cline made a motion to convene into Executive Session regarding Personnel, Real Estate and Litigation. Mr. Kingseed seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Mr. Beals seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

At the meeting of City Council on April 21, 2008, Council will vote on the reappointments of Leila Oliver to the City Beautiful Commission, Paul Heintz to the Board of Tax Appeals and Richard Morrison to the Property Review Commission.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor