

Centerville City Council
Work Session Meeting
May 12, 2008

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed (via videoconference)
Deputy-Mayor Douglas Cline
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
James Singer
Assistant Clerk of Council Julia Weaver
City Manager Gregory Horn
City Planner Steve Feverston
City Engineer Douglas Spitler
Assistant to the City Manager Kristen Gopman
Municipal Attorney Scott Liberman

Resident Rae Ann Sapp

Mr. Horn announced that Mr. Compton was out of town on vacation and asked Mr. Feverston to review the three items coming to Council May 19th with the recommendation of the Planning Commission from its April 29th meeting. Mr. Feverston started with the changes proposed by Great Traditions in the Record Plan for The Links at Yankee Trace Sec. 1-C, located at the end of Legendary Way east of Paragon Road. The request is for the replating of Reserve Areas "C" and "D" and the creation of Reserve Area "EE." This update of the Record Plan is necessary for the new entrance to The Highlands housing development along the extension of Legendary Way. The Planning Commission recommends that Council agree to vacate a portion of Legendary Way for the establishment of a landscape median, titled "Reserve Area EE." Current residents at The Links have some issues with debris on vacant areas, swales that need attention, and completion of grading and seeding. Mr. Feverston showed pictures to detail the concerns. Since the Homeowners Association needs to sign off on the replat of The Links, Great Traditions will need to satisfy the residents.

Mr. Feverston then explained that, at its April 29, 2008 meeting, the Planning Commission also recommended approval of the Record Plan for The Highlands and the extension of Legendary Way east of Paragon Road, subject to 13 conditions. From the Links, Legendary Way enters The Highlands at Yankee Trace, Sec. 2. The area is zoned R-1c, Single Family Residential. The Record Plan for The Highlands plats the 7.096 acre parcel into twenty-six lots per the Master Plan approved by Council for Yankee Trace. Questions from Councilmembers included concern about future maintenance of additional signs in Yankee Trace, the length of the cul-de-sac (Legendary Way) for fire and rescue purposes, and the possibility of some connection to Shawnee Trail.

In a third matter, Mr. Feverston noted that the Planning Commission recommends the vacation of a portion of South Metro Parkway. Miami Valley South Health Center is asking for

consolidation of its holdings north of Clys Road and west of Wilmington Pike into one parcel. The 114.849 acre parcel is zoned Business-Planned Development. The re-platting of several lots at the end of South Metro Parkway into the major parcel would be facilitated by the vacation of a portion of South Metro Parkway. The street would then terminate at the warehouse. At its April meeting the Planning Commission recommended approval by the Council subject to four conditions of relatively minor nature.

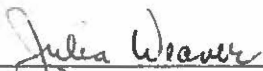
The Council had a brief discussion of a letter written by Mayor Kingseed to Washington Township and the response sent by the Trustees. Professor Hinton is looking for direction regarding the inclusion of the Park District in the final draft of the financial study report by the University of Toledo. If there is any possibility that the Park District can be included, Councilmembers favored asking for both sets of figures.

In City Manager Communications Mr. Horn:

- reported on an incident recently in the press concerning the actions of a Centerville Police Officer who stopped a gentleman who was taking pictures of the Centerville Police Facility. Mr. Horn shared the Mayor's response to the resident.
- noted that Jim Drake will be retiring from the Public Works Department and invited the Council to a barbecue scheduled in his honor on May 29th, at noon, at the Public Works Facility on South Suburban Drive.
- said that, following the bid opening for the construction of the Iron Horse Trail, notifications are going out to residents along the project route to inform them of the upcoming work. Because of the trail, two homeowners need to move fences that are on the right-of-way. One fence may need to be relocated elsewhere on the right-of-way, since mature trees are on the property line.
- stated that, at the May Council Meeting, there will be a resolution on the agenda to cancel the moratorium on LED signs when the ordinance regulating them takes effect.
- announced that the formation of a Bellbrook-Sugarcreek Township merger study commission will be on the November ballot.
- reminded the group that the Volunteer Salute is Thursday evening at six o'clock.

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

A photograph of Council will be taken Monday, May 19 in Council Chambers at 7:10 p.m.



Julia Weaver
Assistant Clerk of Council

Approved 

C. Mark Kingseed, Mayor