

Centerville City Council
Work Session Meeting
March 5, 2007

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Deputy Mayor Douglas Cline
Councilmembers: Brooks Compton
Robert Corbin
Paul Gresham
Susan Lienesch
James Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Mark Schlagheck
City Engineer Douglas Spitler
City Planner Steven Feverston
Assistant to the City Manager Jennifer Wilder
Management Analyst Kristen Gopman

Resident Ken Hahn

Dr. Gresham made a motion to convene into Executive Session regarding Personnel. Mrs. Lienesch seconded the motion. A roll call vote resulted in five ayes. Mr. Singer entered the meeting during the Executive Session. After no official business was conducted, Mr. Corbin moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Council will vote at the March 19, 2007 Council Meeting on the appointment of Dianne Nelson Acosta to the Centerville Arts Commission and to reappoint Norman Plair as a member of the Personnel Appeals Board for a three year term.

Mr. Feverston reviewed a Major Use Special Approval application that was submitted by GraceWorks Lutheran Services for Bethany Lutheran Village located at 6451 Far Hills Avenue. The existing retirement community is zoned Residential-Planned Development which permits this type of community. The request is to amend the approved Master Plan. Approval of Phase 1 of the current plan would allow a memory support center, a village center, independent living apartments and cottages, a two-story parking garage and an update of the entrance tower. The Planning Commission recommended approval to Council subject to twenty-one conditions. This matter will be before Council on March 19, 2007.

Upon question of Mr. Singer, discussion was held concerning park fees related to keeping the park land fee in lieu of park land dedication paid by the developer. City Staff will clarify this section in the Municipal Code to Council.

Mr. Compton excused himself from the meeting because of a conflict of interest.

Mr. Feverston reviewed the Record Plan for the Centerville Mall, a property located east of South Main Street (SR 48) and north of East Spring Valley Road. This Record Plan is to subdivide the existing Shopping Center to create a 0.5238 acre outlot. The Planning Commission recommended approval with three conditions.

Mr. Compton re-entered the meeting at this time.

Mr. Feverston also reviewed the Record Plan for L.A. Tan Section One, for property located at 255 West Franklin Street which is on the northeast corner of Normandy Road and West Franklin Street. This Record Plan would consolidate two lots into "Lot 1", dedicate Public-Right-of Way along Normandy Lane, make Public Improvements to Normandy Lane and provide a joint access easement. Council requested the resident just north of this property be notified of the public meeting regarding this Record Plan since action will be taken by Council at the March 19, 2007 Council Meeting.

Council requested an update on a shed owned by Mr. Tom Fitzgibbon, Century 21 Elite Performance, located at 211 West Franklin Street. The Council had heard an Appeal filed against a decision rendered by the Board of Architectural Review disapproving a storage unit which did not comply with the General Design materials in the Architectural Preservation District and had upheld the decision. Mr. Horn will follow-up with Mr. Sande Heck, Code Enforcement Officer.


Mr. Horn reported that the City is receiving an increasing numbers of inquiries with regard to electronic display signs (LED signs) that are becoming more prevalent in communities. These signs flash, scroll and come in neon colors. It was recommended that legislation be prepared for a six month moratorium of these types of signs with an option to add three additional months until the signage code can be modified through the Unified Development Ordinance.

Mr. Horn reported that the City and Washington Township are focusing on two firms for the financial analysis. The two firms are the University of Toledo and Burnsteen & Company. The Request for Proposals will be going out this week, and we should have both proposals within the next two weeks.

Mr. Corbin made a motion to convene into Executive Session regarding Personnel, Litigation and Real Estate. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes. At such time, after no official business was conducted, Dr. Gresham moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Approved


Douglas C. Cline, Deputy Mayor


Debra A. James
Clerk of Council