

Centerville City Council
Work Session Meeting
July 9, 2007

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: Brooks Compton
Robert Corbin
Paul Gresham
James Singer
Assistant Clerk of Council Julia Weaver
City Manager Gregory Horn
Finance Director Mark Schlagheck
Public Works Director Robert James
Management Analyst Kristen Gopman
City Engineer Douglas Spitler
City Planner Steven Feverston

Resident John Palcher

George Reinke and Steve Lisle of the Reinke Group and Craig Crosley of Crosstowne Properties were present to discuss the possibility of relief from a decision rendered by the Planning Commission for the County Down Development Plan for a part of the Karras property near the southwest corner of Alex-Bell Road and Wilmington Pike. The Planning Commission had approved the development of ranch style quads conditioned upon the City Council requirement (in the approval of the Master Plan for the area) that the public street, James Karras Drive, be completed in its entirety with the development of the second parcel south of the creek. The developers feel that the requirement for constructing all of John Karras Drive makes their cost per acre prohibitive. Their investment already includes, not only the streets of the immediate area, but also several buffers, a bridge and the extension of John Elwood Drive to Wilmington Pike. Upon question by Mr. Singer, it was noted that residents in attendance at the Planning Commission meeting were not opposed to the extension of John Elwood Drive to Wilmington Pike. Mr. Singer voiced concern that previously neighbors were opposed. On the issue of James Karras Drive, the Planning Commission maintains that the whole of the street should be built now. Mr. Horn noted that it is important to assure the completion of James Karras Drive and to avoid future disagreements. Council seemed open to finding a compromise which would guarantee that the road will be built as currently planned. The applicant agreed to explore alternatives which may include posting a bond, platting the street, dedicating an easement or placing a deed restriction on the property. Mr. Reinke stated that he would file an appeal of the Planning Commission's decision with the Clerk's Office in time for the appeal to come before Council at the August meeting.

Mr. Feverston presented Articles 5 and 7 of the proposed Unified Development

Ordinance. Article 5 has been reviewed by the Planning Commission and members are now preparing their comments for staff. Article 5 "outlines the procedures and information necessary to obtain development approvals. It also establishes procedures for the appeal and review of determinations and decisions of the Planning Commission, Board of Architectural Review (BAR) and City Planner." Mayor Kingseed made a general point that the Council likes to be kept informed of Planning Commission issues and have an opportunity to give input.

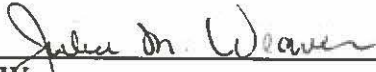
Article 7 of the Unified Development Ordinance establishes zoning districts. It will be reviewed by Planning Commission at a work session tomorrow evening. All current base zones remain unchanged, while overlay district possibilities are part of this document. Attached to Article 7 is a set of maps showing where overlay districts are proposed within the City.

Upon question from the Mayor, Mr. Feverston said he was hopeful that the whole of the proposed Unified Development Ordinance could come to Council before the end of the year.

Mr. Horn presented a draft of a letter to Representative John White requesting his aid with a problem related to legislation requiring the registration of landlords with county auditors. Our experience shows that only about nine percent of the landlords have registered, and this is a problem because our rental inspection program must rely on Montgomery County for information about landlords in Centerville. Mr. Corbin suggested asking for the legislation to be rescinded as an unfunded mandate that is not enforceable. Council was in agreement to have Mr. Horn send the letter to Representative White.

Mr. Cline said that he had received a check for \$1500.00 from the junior high at Incarnation School for the needs of hurricane-ravaged Slidell, Louisiana. He is giving that check to Mr. Schlagheck until a decision is made whether a group from the City should join Southbrook Christian Church or go separately through Operation Blessing.

Mr. Corbin made a motion to convene into Executive Session regarding personnel and litigation. Mr. Compton seconded the motion. A roll call vote resulted in six ayes. After no official business was conducted, Dr. Gresham moved that Council adjourn out of Executive Session. Mr. Cline seconded the motion, and a roll call vote resulted in six ayes in favor of the motion.



Julia Weaver
Assistant Clerk of Council

Approved 
C. Mark Kingseed, Mayor