

Centerville City Council
Unified Development Ordinance Task Force
Planning Commission
Joint Meeting
June 5, 2006

The Council of the City of Centerville, the Unified Development Ordinance Task Force, and the Planning Commission met in Joint Session on Monday, June 5, 2006, at 7:00 P.M. in the Council Chambers at the Centerville Municipal Building.

City of Centerville:

Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: James Singer
Susan Lienesch
Paul Gresham
Clerk of Council Debra James
Assistant Clerk of Council Julie Weaver
City Manager Gregory Horn
Finance Director Mark Schlagheck
City Planner Steve Feverston
Planner Ryan Lee
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Jenn Kuschnerus
Municipal Attorney Scott Liberman

Unified Development Ordinance Task Force:

- * Paul Clark
- Fred Dietrich
- * Jim Durham
- * Carolyn Meininger
- Ken Seidl

Planning Commission:

- James Briggs
- Jim Brunner
- * Paul Clark
- * Jim Durham
- Jeff Gammell
- * Carolyn Meininger

- * These individuals serve on both the UDOTF and the Planning Commission.

Mr. Kim Littleton, Consultant for ACP, gave a power point presentation to bring everyone up to date explaining what is being done by the Unified Development Task Force. This is an educational meeting - the Task Force felt it needed to share, explain and have feedback as they go along in this process. The City has core areas which need to be developed, redeveloped and preserved. The Plan is to create integrated areas that are convenient to housing...that are "walkable". Areas should include some civic purpose such as a library, parks, bike trails, etc. They are striving to create a well-defined public realm with open spaces and amenities. The Task Force wanted to further explain how development could be developed in the community; and what needs to be done with the Code - Zoning and Subdivision regulations. The new updated code would be form based and allow overlay districts. Mrs. Lienesch had some observations on what the impact would be on existing neighborhoods regarding overlay districts and the effect when significant and substantial improvements are made to an existing property. Discussion followed and it was explained that overlay districts could be used as an instrument for revitalizing areas. Overlay districts give us tools to be proactive instead of reacting. In general, redevelopment is going to be more important as our City ages. Mr. Cline suggested that training would be needed for Council, Staff, and the Planning Commission members. It is important to continue to dialogue the process that the UDO Task Force is working on as this is a new concept and it is necessary to continue to train, share and educate. Council, UDO Task Force and Planning Commission members concurred to move forward in this process.

Members of the UDO Task Force and Planning Commission left the meeting at this time.


Mr. Horn announced that there are some representatives coming in for a meeting, Tuesday, June 6, 2006, from the Greater Dayton Apartment Association. They are opposed to the Rental Registration and Inspection Requirement Ordinance that is set for Public Hearing on July 17, 2006.

Mr. Horn asked Council if there was an interest in making a contribution in memory of Fred Hess. Mr. Hess passed away on May 6, 2006, and at the time of his death it was suggested in lieu of flowers that a donation be made. Mr. Hess was on the Sister City Committee, a Yankee Trace Volunteer, and a World War II veteran. Mr. Hess also supported and participated in the creation of the Veteran's Memorial at Stubbs Park. Council concurred to make a contribution to the Veteran's Memorial.

Dr. Gresham moved that Council convene into Executive Session with regard to property acquisition. Mr. Cline seconded the motion. A roll call vote resulted in five ayes in favor of the motion. At such time, after no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Mr. Kingseed seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Horn reported on the Main/Franklin Street Car Accident that occurred on Sunday, May 28, 2006 when a motorist heading eastbound on West Franklin Street and attempting to make a northbound turn onto Main Street lost control of her vehicle while trying to pick up a dropped cell phone. There was discussion concerning this incident.

Mr. Cline reported that there are approximately 10 to 12 people going on the Slidell, Louisiana Relief Trip. The city is providing transportation (rental vans) to be used throughout the week. They will depart on Saturday, June 10th through the 17th.


Debra A. James
Clerk of Council

Approved: 
Mayor, C. Mark Kingsee