

Centerville City Council
Work Session Meeting
March 16, 2005

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Councilmembers: James Singer
Douglas Cline
Susan Lienesch
Robert Corbin
Brooks Compton
Paul Gresham
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Finance Director Mark Schlagheck
Public Works Director Robert James
City Engineer Douglas Spitler
City Planner Steve Feverston
Assistant to the City Manager Jennifer Kuschnerus
Assistant to the City Manager Jennifer Wilder
Municipal Attorney Scott Liberman
Golf Maintenance Superintendent John Miller

Resident Kenneth Hahn

Mr. Horn advised that an update on the Panera Bread Development would be in the Council Packets on Friday, March 18, 2005.

Mr. Horn reported that Attorney Lee Falke did not file an appeal, on behalf of residents in Yankee Trace, against the finding of the Ohio Environmental Protection Agency, relative to Yankee Trace, Parcel 29. The residents contend that Great Traditions did not acquire all necessary permits prior to December 31, 2003, and therefore the City of Centerville is no longer required to sell Parcel 29. Two questions which Council needs to decide are: is the City willing to sell the property to Great Traditions; and does the City approve the Record Plan for Parcel 29 which has been recommended by the Planning Commission with fourteen conditions. Mr. Feverston reviewed how the lots on the plan have been reduced to ten. Mr. Horn explained how the plan has been changed and the lots rearranged. Mr. Feverston reviewed the original Residential Development Plan vs. the current Record Plan.

Mr. Compton left the meeting at this time due to a potential financial conflict of interest in the next agenda item.

Mr. Feverston reviewed an Appeal filed by the Tile Shop, located at 271 Alexandersville-Bellbrook Road, against a decision rendered by the Planning Commission denying a Variance Application for an off-street loading area and garage door located in the front yard. He explained the plan relative to the facade and landscaping improvements. During the reconstruction of the building, a door was installed on the east side of the building facing Loop Road. According to the Zoning Ordinance, a door is not permitted in this location. The Planning Commission, finding no hardship in this case, denied the Variance Application. Mr. Feverston advised that there are three dock areas in the rear of the building. Mr. Horn suggested that if this Appeal is granted, that the door be painted to match the other doors and that a canopy be placed over the door opening. Mr. Feverston suggested that additional landscaping be required along Loop Road.

Mr. Compton returned to the meeting at this time.

Mr. Feverston reviewed an Appeal filed by Pieces of Style against a decision rendered by the Board of Architectural Review denying the use of the color of pink on an advertising sign at 67 A South Main Street. The applicant was told that pink is not on the approved color chart in the Architectural Preservation District and it should be changed to an approved color.

Mr. Feverston reviewed an Appeal filed by Jason Cambria against a decision rendered by the Planning Commission denying a Variance Application to reduce the minimum parking requirements for the Primrose Day Care Center at the southwest corner of State Route 725 and Wilmington Pike, known as the Karras property. Required by the Zoning Ordinance are 60 spaces, Mr. Cambria has requested a variance for 38 parking spaces. This application was denied by the Planning Commission; however, the City Staff is drafting an Ordinance to reduce the minimum parking requirement for day care centers. Mr. Feverston advised that before development can take place for this facility, a Master Plan must be approved for the entire parcel of land. Staff recommended that this Appeal be tabled until a Master Plan has been approved.

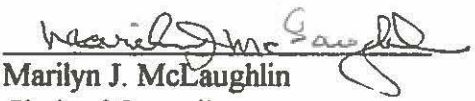
Council concurred that Leila Oliver and Patricia Williams be reappointed as members of the City Beautiful Commission.

Mr. Cline gave an update relative to meetings held by the Joint Entities Committee. Information will be available soon.

Mr. Cline reviewed a meeting held between a representative from ACP and the Create the Vision Implementation Committee. It was recommended that both entities move forward with residential as well as commercial land use. However, each entity may proceed at different times. Each entity will determine their procedure to follow. Twenty-nine applications have been received for the Project Manager and are now being reviewed.

Approved:


C. Mark Kingseed, Mayor


Marilyn J. McLaughlin
Clerk of Council