

Centerville City Council
Work Session Meeting
July 11, 2005

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
Deputy-Mayor Douglas Cline
Councilmembers: Susan Lienesch
Brooks Compton
Paul Gresham
Robert Corbin
James Singer
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Kuschnerus
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Bill Covell
Planner Ryan Lee
Municipal Attorney Scott Liberman

Mr. Cline announced that Mayor C. Mark Kingseed would not be present at this meeting as he is on vacation.

Cynthia Monter was interviewed for an appointment on the Sister City Committee. Council concurred with her appointment.

Mr. Horn discussed the Memorandum which was distributed to Council in their packets this past week regarding membership to the Unified Development Ordinance Task Force. Council concurred with the list and it was decided that Don Cima and Fred Deidrick would be at-large alternates on the task force.

Mr. Horn mentioned that he had received a letter from Mr. Dick Anstaett, a resident at 1647 Olde Haley Drive. He and several residents were in attendance at this meeting. This is the first lot as you enter the neo-traditional housing area along Olde Haley Drive and Yankee Trace Drive and is now slated to be developed. Residents are concerned about permitting this lot to be built upon; basically because of its size and for safety reasons because of site distance issues. The lot is and has always been considered a buildable lot; the City is looking at it from the standpoint of making sure that proper site distance exists and a house constructed on this uniquely shaped lot is not too large for the buildable area. Ryan Homes recently submitted an application that was rejected by City staff because it did not have the 20 foot parking clearance between the garage door and the edge of the service alley to the rear. It didn't meet the minimum requirements. Mr. Liberman mentioned that Ryan Homes may have to go back to the Planning Commission with a new Plan. Great Traditions will be invited to come in to a future Work Session to discuss this

issue.

Discussion was held regarding the Municipal Refuse Rates for the City. A survey was conducted by Wright State University whether to maintain the current level of City-provided service - there would need to be a \$3 a month increase in the cost of waste collection or to privatize the system to an outside company. Mr. James did an overview of the survey. Legislation will be prepared for the August 15th meeting. It was also determined that the refuse program would be an agenda item for the next two to three work sessions. The results of the survey will be published in the Town Crier, and posted on the City's web site.

Jason Cambria filed an Appeal against a decision by the Planning Commission on the 31st day of May, 2005, relative to a fence in the front yard for Primrose Daycare Center. Council concurred that it is a reasonable request from the Applicant. This has been set for Public Hearing before Council at the July 18th meeting.

Discussion followed relative to the Primrose Plat, Section One - Record Plan. The property is located on Alex-Bell Road - west of Pelbrook Farm Drive. It was pointed out that not all conditions placed on the approval for the Major Use Special Approval Application for the Karras property have been met. For this reason, approval of this Record Plan may be delayed.

Council concurred that the following reappointments be made:


James Briggs - Planning Commission.
Suzanne Walk - Sister City Committee.

It was decided not to reappoint Jack Gramann because of his attendance record.

The question was brought up that the City needs to change the Stormwater Drainage Ordinance. Mr. Liberman will look into it.

Mr. Corbin moved that Council convene into Executive Session to discuss a real estate matter. Dr. Gresham seconded the motion. A roll call vote resulted in 6 ayes in favor of the motion.

Upon question of Mrs. Lienesch regarding the City's wild animal section of the Centerville Municipal Code; discussion followed whether the City should revise the Code. Mrs. Lienesch was referring to the Petting Zoo. Specifically, what are the safeguards, health and liability issues. These issues will be looked into.


Debra A. James
Assistant Clerk of Council

Approved


Douglas C. Cline, Deputy-Mayor