

Centerville City Council
 Work Session Meeting
 September 12, 2005

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building, Law Library
 Mayor C. Mark Kingseed
 Deputy-Mayor Douglas Cline
Councilmembers: Susan Lienesch
 Brooks Compton
 Paul Gresham
 Robert Corbin
 Clerk of Council Marilyn McLaughlin
 Assistant Clerk of Council Debra James
 City Manager Gregory Horn
 Finance Director Mark Schlagheck
 Assistant to the City Manager Jennifer Kuschnerus
 Municipal Attorney Scott Liberman

Residents: Phil Whitaker
 John Palcher

Mr. Feverston reviewed the Conditional Use request filed by Derek McGrew on behalf of Cincinnati Bell Wireless for the construction of a 145 foot high monopole tower. He located the subject property on a map, being 115 Compark Road in the Industrial District. This tower will allow for three users. The Planning Commission recommended approval of this Conditional Use to City Council by unanimous vote, subject to the following two conditions:

1. Approval by the City shall be required for any new user to be attached to this facility.
2. If service provided by or the operation of this tower ceases for a continuous period of time as outlined in Section 24, Non-Conforming Uses, of the Zoning Ordinance, for whatever reason, the tower shall be considered abandoned and shall be required to be removed by the owner at the owner's expense. CGS Properties, LLC and Cincinnati Bell Wireless, Inc., shall enter into any agreement with the City that guarantees the demolition of this facility should it become abandoned. Such an agreement shall be subject to approval by the City Attorney.

Mr. Feverston advised that Derek McGrew agreed with both conditions.

Mr. Feverston reviewed a Major Use Special Approval Application submitted by Oberer Thompson Company for the development of 6.94 acres, more or less, for office purposes, which includes a site plan for a 12,000 square foot medical office building for Primed. He located the subject property on a map being situated on the north side of Clyo Road, east of Centerville Business Parkway. Mr. Feverston explained adjacent land uses and showed elevations of the proposed medical building. The Planning Commission, by a 6-1 vote, recommended approval of this Major Use Special Approval Application subject to the following conditions:

1. The final design and alignment of the private street shall be subject to approval by the City Engineering Department. The private street shall align with Clyo Road at a ninety (90) degree angle.
2. Additional curb cuts onto Clyo Road shall be prohibited.
3. A sidewalk, five (5) feet in width, shall be constructed along the private street subject to approval by the City Planning Department.
4. All landscape islands within the parking lot shall have a minimum width of nine (9) feet.
5. The walk facing the handicap parking spaces shall have a minimum of six and one-half (6.5) feet.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
8. A final screening and landscaping plan shall be submitted for each development parcel at the time approval is sought, subject to approval by the Planning Department. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Trees preserved on site may be credited towards satisfying the landscape and screening requirements of the Zoning Ordinance.
9. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements, Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
10. The dumpster shall be screened using materials to match the building subject to approval by the City Planning Department.
11. A final exterior lighting plan shall be subject to approval by the City Planner.
12. The Planning Commission must approve the architectural design of the building to specifically include the use of E.I.F.S. as an exterior siding material and a flat roof.


Mr. Feverston reviewed the proposed Ordinance amending Ordinance Number 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio, To Amend Sections That Apply To Home Occupations And Land Uses Associated with Home Occupations In Accordance With The Provisions of Chapter 713 Of The Ohio Revised Code. He explained that all sections in the Zoning Ordinance relative to Home Occupations have been rewritten. Mr. Feverston outlined provisions and standards set forth in the proposed Ordinance. Discussion followed relative to Home Occupations, which ones would be permitted and ones that would not be permitted.

Mrs. Lienesch moved that Council convene into Executive Session to discuss a personnel

issue. Mr. Corbin seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Council concurred that the following reappointments be made:

Marilyn Hoback - Sister City Committee

Tom Bradrick - Arts Commission

Approved: 
Mayor


Clerk of Council