

Centerville City Council
Work Session Meeting
October 10, 2005

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: Susan Lienesch
Brooks Compton
Paul Gresham
James Singer
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Mark Schlagheck
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

Police Chief Steve Walker and Fire Chief Ken Parks were present at this meeting to assist Jennifer Kuschnerus in reviewing the Emergency Response Plan for the City of Centerville and Washington Township. Mrs. Kuschnerus explained that the City Manager and the Township Administrator will assume full responsibility in the event that an emergency occurs. She outlined how the Plan will be activated.

Mr. Feverston reviewed the development plan for Paragon Pointe, a Planning Commission Special Approval Application for the development of 68.345 acres of land into 114 single family residential lots, submitted by JKW Development, LLC. He located the property on a map being situated between Sheehan Road, Social Row Road and Paragon Road. Construction will be high end Ryan Homes. The Plan complies with Create the Vision. Included on the development plan are a tennis court, a swimming pool and a tot lot which are adjacent to hole number six on The Golf Club at Yankee Trace. Golf Maintenance Superintendent John Miller had no concern of golf balls hitting the tennis court or swimming pool. Mr. Feverston advised that one of the conditions of approval by the Planning Commission was 7.5 foot side yard setbacks. This requirement will not provide for side yard entry drives. Following discussion, Council concurred that one side yard setback be 5 feet and 10 feet on the other side to provide 15 feet between houses. Mr. Cline, Mr. Compton Dr. Gresham and Mr. Singer requested a review of this development plan. Mr. Miller looked desirable upon moving the tennis courts and pool over two lots away from golf hole number six.

Mayor Kingseed brought attention to a revised draft of the Home Occupation Ordinance that he crafted. He reviewed changes made to the Ordinance which were recommended for approval by the Planning Commission. Mr. Liberman explained what was considered when the Ordinance was before the Planning Commission. Concern was expressed relative to the inclusion of a definition for retail. Much discussion followed concerning additions and deletions to the proposed Ordinance. More work will be done on the Home Occupation Ordinance and it will be reset for Public Hearing.

Mrs. Wilder reviewed proposed changes to golf fees and membership rates for The Golf Club at Yankee Trace. Changes have been proposed to keep the golf course in competition with other courses. Mr. Horn will draft language to provide a golf fee for non-residents who pay City income tax.

Mr. Spitler reviewed complaints relative to an odor coming from the Rod and Reel Club. It has been determined that the odor is coming from algae in the pond. Mr. Cline suggested that letters be sent to neighboring residents explaining what the odor is.

Mr. Horn advised that the City of Centerville is moving forward with the Rental Inspection Ordinance.

Council concurred that the 2006 Budget be discussed on Thursday, November 3, 2005, at 6:30 P.M., dinner will be served.

Mrs. Wilder gave an update on renewed interest in the City's Non-smoking Ordinance.

Mr. Compton moved that Council convene into Executive Session to discuss a personnel issue. Mr. Cline seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Approved 
Mayor


Clerk of Council