

Centerville City Council
Work Session Meeting
March 1, 2004

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: James Singer
Susan Lienesch
Robert Corbin
Brooks Compton
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
City Engineer Norbert Hoffman
Public Works Director Robert James
Assistant to the City Manager Jesse Lightle
Interim Economic Development Administrator

Mr. Covell located on a map 11 acres of land owned by the City of Centerville situated at Social Row Road and Yankee Street. Continental properties is interested in placing an option to purchase on this land for the development of a neighborhood convenience center. Development Director Larry Gilgenback and Larry Kellar were present representing Continental Properties to explain their concept plan for the entire acreage. Mr. Kellar gave an overview of their Company and some of their establishments in other parts of the country. Mr. Covell advised that seven firms have expressed an interest in the purchase of said property. Bob Mills will be invited to explain his proposal during the Council Work Session scheduled for March 22, 2004.

Mr. Covell advised that Breads of the World Acquisitions, LLC (Panera Bread) has agreed to almost all conditions contained in an agreement for the purchase, sale and development of City owned property at the northwest corner of Main and Franklin Streets in the City of Centerville. They have agreed to the purchase price of \$480,000.00. Mr. Covell explained that he has had contact with four property owners on Franklin Street for right of way and easements to provide improved access onto Franklin Street from the Panera location. Council concurred that the City Manager move forward with Panera.

Mr. Covell explained that the Ohio Bureau of Motor Vehicles wants their space in the annex building behind the Centerville Municipal Building renovated. Due to the fact that this Bureau has become so large, additional space is needed. The renovation outlay is estimated to be approximately \$72,000.00. However, according to the terms of an agreement, this amount can be recapped within a five year period. The lease would be for a two year period with five two year automatic renewals. Mr. Covell outlined other terms of the proposed agreement. A letter will be

sent to the Bureau of Motor Vehicles in Columbus, Ohio, with the above referred to offer.

Miss Gilleland advised that Sprint has approached the City of Centerville for the erection of a cell tower on City owned property adjacent to the Public Works facility. They propose a 130 foot tower. The City would receive rent in the amount of \$1,000.00-\$1,400.00 per month. According to the requirements of the Centerville Zoning Ordinance, this tower would have to be located 120 feet from the property lines. This requirement would cause the tower to be placed inconveniently for the future development of the property. The majority of Council concurred that the tower be placed within the 120 foot setback at the end of the property.

Mr. Feverston reviewed an Appeal filed by Commons at Yankee Trace Developers, Ltd., against a decision rendered by the Planning Commission during their meeting on January 13, 2004. A Special Approval Application had been filed with the Planning Commission for the construction of a recreational facility on Bethany Commons Trail. The Planning Commission approved this Special Approval Application with several conditions. Mr. Feverston explained that one of the conditions was that an easement be created subject to approval by the City Attorney for access through the parcel to the potential assisted living site. The easement must be designed to be constructed outside the parking lot to the community building and must be approved by the City Planner and City Engineer. Bethany has appealed this requirement due to the fact that it is contrary to the approved Master Plan for the property. The Appeal further states that this is impossible to achieve with the result that the property owner would be precluded from using its property in accordance with its zoned use.

Mr. Feverston reviewed an Appeal filed by Gem City Signs LLC, on behalf of First Uno Property LLC, against a decision rendered by the Planning Commission to deny the erection of a sign mounted on the north side of the Uno Restaurant, 9496 Dayton-Lebanon Pike. The Zoning Ordinance permits wall signage only on one building frontage. The Variance Application submitted to the Planning Commission was for wall signage on two building frontages.

Mr. Horn advised that a Petition is being circulated in Yankee Trace in opposition to the development of 10 lots on an 8.1 acre site known as The Woodlands at Yankee Trace.

Mr. Horn announced that an agreement between the City of Centerville and a property owner involved in litigation with the City should be signed in a few days.

Mr. Horn advised that a few weeks previous, Council received a Policy for the use of Cellular Phones by certain employees of the City of Centerville. Council indicated no issues with this Policy.

Mr. Cline, speaking as Co-Chair for Create the Vision, advised that an Implementation Task Force is being developed with Brooks Compton serving as Chairman. He reviewed the Public Hearing concerning the Create the Vision Comprehensive Plan which was held before the City Planning Commission and the Washington Township Zoning Commission. Another Hearing will be held March 2, 2004.

Council concurred that the following reappointments be made:

Norman Plair	Personnel Appeals Board
James Durham	Planning Commission
Linda Bailey	Sister City Committee
John Dorko	Centerville Property Review Commission


Marilyn J. McLaughlin
Clerk of Council

Approved: 
C. Mark Kingseed, Mayor