

Centerville City Council
Work Session Meeting
March 22, 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
Paul Gresham
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 William Covell

Centerville Resident Rodney Miller

Mr. Bob Mills was present at this meeting to discuss with Council how he would develop the 11 acres owned by the City of Centerville at Social Row Road and Yankee Street. He shared renderings of successful projects he built in Kettering, Centerville, Washington Township, Fairborn, Xenia, Springfield and Beavercreek. The best use of this land would be for a restaurant, a bank, a pharmacy and offices.

Mr. Frank Sullivan was interviewed for appointment as a member of the Sister City Committee. Council concurred with said appointment.

Mr. Horn briefly reviewed the history of the Karras property for the new members of City Council, said property located at the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike.

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

Mr. Skip Schafer was present to discuss with Council the possible development of a portion of 42 acres situated at the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike, more particularly known as the Karras property. The portion located in the City of Centerville has three different zone classifications. Mr. Bob Fryer, Beazer Homes,

proposes to construct single-family, detached, neo-traditional homes on 30 acres of said land. In order to do this a rezoning would be necessary for the area zoned Office-Planned Development, O-PD. Mr. Fryer explained his proposal to construct approximately 109 homes in a cost range of \$180,000.00 plus. Mr. Feverston explained the Create the Vision land use concept for this area. Council concurred to do a site check of homes already constructed by Beazer Homes on April 12, 2004.

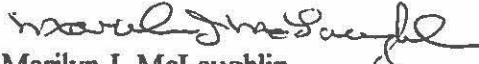
Mr. Horn advised that a send-off is being planned for Centerville-Washington Park District Board Member Harvey Smith.

Mr. Horn advised that a bus tour is being organized for Council to observe The Woodlands at Yankee Trace and to visit maintenance issues in the City of Centerville. The tour will begin at 5:30 P.M. A box dinner will be provided. Discussion followed relative to the development of The Woodlands. Mr. Feverston outlined the procedure to be followed if homes are to be constructed in the Woodlands.

Mr. Horn reviewed a meeting City Staff members attended at the Montgomery County Sanitary Engineer's Office relative to issues with the sanitary sewer system. Due to inadequate provisions, a moratorium may be placed on construction in the south suburbs. Mr. Horn suggested that members of Council speak with the Montgomery County Commissioners relative to sewer line proposals. He suggested and Council concurred that the County Sanitary Department make a presentation to City Council, perhaps at the April or May Council Meeting.

Mrs. Lienesch advised that, after thinking it over, she was in favor of the driveway in front of the Municipal Building being removed and the brick walkway put in place.

Mr. Corbin distributed to Council copies of a Legislative Update which he received at a Legislative Luncheon he attended, sponsored by the Ohio Municipal League. It contains the status of Bills considered by the House of Representatives and the Senate.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
C. Mark Kingseed, Mayor