

Centerville City Council
Work Session Meeting
May 3, 2004

TIME: 7:00 P.M.
PLACE: Yankee Trace and Centerville Municipal Building, Council Chambers
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
Public Works Director Robert James
Assistant to the City Manager Jesse Lightle
Golf Maintenance Superintendent John Miller

Great Traditions Land and Development Company:
James Sullivan
James Kiefer
Gary Menchhofer

Planning Commission Members:
James Brunner
James Durham
Carolyn Meininger

Representatives from Great Traditions conducted a tour of The Woodlands at Yankee Trace to define for City Council home sites, roadways and wetlands in this section of Yankee Trace.

Council and City Staff returned to the Council Chambers for the next Work Session Agenda items.

Karl Zengel, James Zengel and Executive Director David Bohardt of the Home Builders Association of Dayton and the Miami Valley were present to express comments and concerns relative to Create the Division. Mr. Bohardt complimented City Council for the work done thus far for the creation of this document, while expressing concern with certain components. He asked City Council and the Washington Township Trustees not to dwell on any one style of development but to look at the conceptional framework. The following recommendations were

made:

Consider cluster/traditional developments.
The age of the housing stock should not be a concern.
Welcome infill development.
Incentives should be consistent.
Neighborhoods do not want to be connected.
There are unusual characteristics relative to recreation, this should not be encouraged.
Take a hard look at code enforcement in existing neighborhoods.

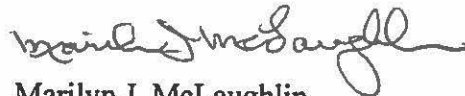
Council concurred that the following reappointments be made:

Planning Commission - James Brunner.
Centerville Arts Commission, Chairman - Tom Bradrick.
Centerville Arts Commission - Harrish Trivedi.
School Personnel Appeals - Louis Bordonaro.

Council concurred that the City Manager move forward with the erection of an awning over the patio area at the Clubhouse at Yankee Trace.

Mr. Miller outlined some lake maintenance that is necessary to the irrigation lake at Yankee Trace. The silt in the pond is accumulating around the intake and when water is pumped silt is drawn closer to the intake. There is a company from the Cincinnati area that can pull the silt from the pond without draining it. Council concurred that this work be done.

Discussion followed relative to smoke free restaurants and public places. It was the consensus of City Council that additional information is needed. Dr. Gresham suggested that a joint task force be organized from the City of Kettering and the City of Centerville to develop a recommendation. This matter will be further discussed following the May, 2004, Montgomery and Greene County Mayors and Managers Association.



Marilyn J. McLaughlin
Clerk of Council

Approved: _____


C. Mark Kingseed, Mayor