

Centerville City Council  
Work Session Meeting  
August 9, 2004

**TIME:** 7:30 P.M.  
**PLACE:** Centerville Municipal Building, Law Library  
**PRESENT:** Deputy-Mayor Douglas Cline  
Councilmembers: James Singer  
Susan Lienesch  
Robert Corbin  
Paul Gresham  
Brooks Compton  
Clerk of Council Marilyn McLaughlin  
Assistant Clerk of Council Debra James  
City Manager Gregory Horn  
City Planner Steve Feverston  
Public Works Director Robert James  
Finance Director Mark Schlagheck  
Assistant to the City Manager Jesse Lightle  
Interim Municipal Attorney Scott Liberman

Marshall G. Lachman was interviewed by City Council for appointment as a member of the Planning Commission. A decision was deferred until Mayor Kingseed and all members of Council are present.

Mr. Schlagheck gave a summary of the seven Insurance Bids received which consisted of 4 from commercial carriers and 3 from pool-type providers.

Mike Hammond representing the Miami Valley Risk Management Association outlined their services and identified this as a shared risk management pool. They are member owned and member controlled.

David Harvey representing Accordia of Ohio explained the Public Entities Pool and how it has grown over the years.

Larry Johnson representing Swartzel Affiliated explained the Ohio Plan which is not a pool.

As a result of discussion, Mr. Schlagheck will list members in the Miami Valley Risk Management Association for Council's consideration. The majority of Council favored MVRMA. An award will be made at the August 16, 2004, Council Meeting.

Mr. Horn reviewed the history of Live Entertainment Ordinances passed in 1997 and 1998. Mr. Feverston reviewed a proposed Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio, To Amend Sections 14 And 37 In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code And Enacting Chapter 838 Of The Centerville Municipal Code Relating To Adult Entertainment. He identified areas in the City of Centerville zoned B-PD, Business-Planned Development, in which adult entertainment would be permitted. There are 416 acres zoned Business-Planned Development, of

which 69 acres can be developed for adult entertainment. Of this 69 acres, 20 acres are located in the I-675 right-of-way. Mr. Feverston pointed out that just 12 percent of Business-Planned Development zoned land in the City would be applicable for adult entertainment development if the proposed Ordinance is enacted. The Ordinance, as written, has been reviewed by Mr. Farquhar and Mr. Liberman and both are comfortable with it. The majority of Council concurred that Staff move forward with the proposed Ordinance.

Discussion followed relative to legislation for smoke free in public places. Mr. Liberman advised that he has been drafting smoke free legislation for the City of Centerville. Mr. Compton suggested that the Ordinance passed by the City of Columbus be used as a model, but that some exceptions be considered. Mr. Liberman will acquire additional information concerning options and exceptions from other Municipalities.

Mr. Feverston reviewed a Conditional Use Request submitted by the YWCA for property located at 238 South Main Street; property formerly known as the Anchorage House. The home would provide a safe environment for troubled and battered women. Their individual stay would be limited to 2 years. This Conditional Use Request has been set for Public Hearing before the Planning Commission for Tuesday, August 31, 2004.

Mr. Feverston reviewed a Variance Application filed by Planet Ford for property located at 2601 East Alexandersville-Bellbrook Road. Requested is a Variance to permit the erection of a 80 foot flag pole with an American flag measuring 600 square feet per side. The flag will be lighted. Mr. Feverston identified the proposed location and size of the flag. This Variance has been set for Public Hearing before the Planning Commission for Tuesday, August 31, 2004.

Mr. Horn advised that work continues in an attempt to find other locations for the Vietnam Moving Wall.

Mr. Horn advised that Mayor Kingseed will be meeting with Kettering Mayor Mary Lou Smith to pursue a 5 year commitment relative to Kettering Court facility costs.

Discussion followed relative to the status of The Woodlands at Yankee Trace and a written statement from the Ohio EPA. Council concurred that this Record Plan be placed on the September 20, 2004, Council Meeting Agenda.

Mr. Horn reviewed a letter received from Len McCarthy in which he states he has no interest in the City developing parts of his property at 31 West Franklin Street for public use. He advised that he intends to sell the entire parcel for a fair market price of \$220,000.00.

*Marilyn J. McLaughlin*  
Marilyn J. McLaughlin  
Clerk of Council

Approved: *C. Mark Kingseed*  
C. Mark Kingseed, Mayor