

Centerville City Council
Work Session Meeting
September 13, 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
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle
Municipal Attorney Scott Liberman

Mr. Feverston reviewed the Record Plan for Lakewood at the Commons at Yankee Trace, Section 1, and located it on a map being along the east side of Yankee Street, north of Yankee Trace Drive. This is a replat of the eastern portion of Bethany Commons at Yankee Trace, Section 1. The purpose of this Record Plan is to establish utility access easements. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. A subtitle shall be placed on the Record Plan that indicates this is a replat of a portion of Bethany Commons at Yankee Trace, Section 1.
2. The easement for Holes Creek Trace, Little Yankee Run and a yet un-named street shall be labeled as a private access and utility easement to permit the City access to the retention/detention basins for emergency purposes subject to approval by the City.

Mr. Feverston reviewed the Conditional Use Application submitted by YWCA Dayton, to permit a transitional home for three to five adult women with the possibility of one to six children age five or younger at 238 South Main Street. He located the property on a map and identified it as the former St. Joseph Home for Children. Mr. Feverston distributed to Council copies of the staff report which contained the history of the previous use of the home. The Planning Commission, by unanimous vote, recommended approval to City Council with the following conditions:

1. This approval for a Residence Family Home shall be limited to the manner and occupancy that is described in the application.
2. Any change in the manner or occupancy of this Residence Family Home shall require a new conditional use application to be filed that is subject to approval by the City Council.

Mr. Feverston reviewed some of the comments received during the Planning Commission meeting, both pros and cons relative to this use.

Council concurred that Judy Harris-Wright be reappointed as a member of the Centerville Arts Commission.

Mr. Horn gave an update concerning the waste collection pilot program which is being conducted in the Rose Estates and Yankee Trace areas. He reviewed some of the issues experienced during this trial period.

Discussion followed relative to a proposed Ordinance to prohibit smoking in public places and places of employment in the City of Centerville; questions being should exceptions be provided and how will the Ordinance be enforced. It was concurred that the Ordinance be changed to eliminate exceptions for bars and bowling alleys, that Section 3(E) of the Ordinance be changed to permit smoking on outdoor patios, that 3(G) be eliminated and that the effective date be January 1, 2005. This Ordinance will be a Council Meeting Agenda item on October 18, 2004.

Mr. Liberman reviewed a proposed Ordinance to amend the home occupation section of the Centerville Zoning Ordinance. The Ordinance deletes the list of home occupations not permitted and includes reference to Section 3. Application of District Regulations, E. A use not listed within the use provision of a zoning district shall be considered to be a prohibited use within that zoning district, unless otherwise interpreted by the Zoning Inspection or the Planning Commission.

Mr. Corbin left the meeting at this time.

Mr. Horn brought attention to a proposal received from the City of Kettering relative to prosecution costs and costs for frequent use of a conference room in the Kettering Court facility.

Mrs. Lienesch expressed dissatisfaction with a letter Mr. Horn sent to Ms. Stephanie Sutterlin relative to speeding motorists on North Village Drive. She asked that consideration be given to speed tables on certain City streets.

Mrs. Lienesch requested an update on a Property Maintenance issue which exists on Bigger Road.

Mrs. Lienesch brought attention to the poor condition of a garage located near the northeast corner of East Franklin Street and Maple Avenue.

Mrs. Lienesch moved that Council convene into Executive Session to discuss real estate. Mr. Compton seconded the motion. A roll call vote resulted in five ayes in favor of the motion.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
C. Mark Kingseed, Mayor