

## RECORD OF PROCEEDINGS

Minutes of COUNCIL

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held June 14

20 04

Centerville City Council  
 Washington Township Board of Trustees  
 Joint Meeting - Create the Vision  
 June 14, 2004

The Council of the City of Centerville and the Washington Township Board of Trustees, County of Montgomery, State of Ohio, met in Joint Session on Monday, June 14, 2004, at 7:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilmember James Singer, and the Pledge of Allegiance to the Flag, with Mayor C. Mark Kingseed presiding. Those in attendance were as follows:

**City of Centerville:**

Mayor C. Mark Kingseed

Deputy-Mayor Douglas Cline

Councilmembers: James Singer  
 Susan Lienesch  
 Robert Corbin  
 Brooks Compton  
 Paul Gresham

Clerk of Council Marilyn McLaughlin

City Manager Gregory Horn

Assistant City Manager Judith Gilleland

Finance Director Mark Schlagheck

Public Works Director Robert James

City Planner Steve Feverston

Assistant to the City Manager Jesse Lightle

Municipal Attorney Robert Farquhar

Interim Economic Development Administrator William Covell

**Washington Township:**

Trustee President Terry Blair

Trustees: Joyce Young  
 Lee Snyder

Clerk-Treasurer Thomas Zobrist

Administrator Gary Huff

Township Planner Dave Douglas

Deputy Administrator Thomas Toberhen

Law Director Robert Surdyk

Mayor Kingseed explained the purpose of this meeting being the passage of Resolutions to adopt the Create the Vision Master Plan for the entire Centerville/Washington Township community. Mr. Blair and Mayor Kingseed emphasized the cooperation which has been displayed by the City and Township during the past several months to serve the public. More than twenty-two months have been spent on the development of this Comprehensive Long Range Master Plan. Mayor Kingseed introduced Co-Chairs Trustee Joyce Young and Councilmember Douglas Cline.

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Mr. Cline made opening comments relative to Create the Vision, a by-product of many hours of hard work and dedication by many members of the entire community. He expressed appreciation to the members of the Steering Committee, members of the Implementation Task Force, staff members and elected officials from both entities. Mr. Cline identified this as a broad planning document; a challenge to the leaders of the community to assure that the plan is reviewed, updated and improved as needed in the future.

Jenny Roer, a member of the Steering Committee, explained how the entire Create the Vision process has demonstrated a high level of cooperation and collaboration between the City and the Township as well as the other community services and organizations. Over ninety percent of the strategies of the plan require cooperative implementation. Mrs. Roer explained how the plan emphasizes stewardship of land resources and encourages strategic development and redevelopment, preserves natural areas, strengthens downtown, and includes a range of housing choices. She defined one of the keys upon which land use development is bounded within this Create the Vision Plan to encourage redevelopment over infill and greenfield development, and to strengthen the sense of place and the sense of community. Another key element in the plan is to improve development regulations, the review process, and code enforcement.

Richard Carr, a member of the Steering Committee, explained that one of the elements that came out of Create the Vision was to study and obtain the opinions of people relative to the services received in this community. Overall, people found the service levels high, with good satisfaction, but encouraged all entities to work together to identify needs. Services which have come out of Create the Vision are the creation of a Multi-Use Trail Task Force to consider more opportunity for the integration of pedestrians within other uses, and the development of a community web-site. Mr. Carr outlined information on how areas can take on a unique physical sense of place. People have identified what is important in the Centerville-Washington Township environment. He outlined some of the demographic changes which are occurring in the community. The community must accommodate these changes in the future.

Robert Daley, a member of the Steering Committee, explained the fiscal impact analysis for Centerville and Washington Township and how housing land use, various services, businesses, retail, and industrial establishments are affected negatively and positively. The Create the Vision recommendations on land use are intended to improve fiscal capacity. The plan calls for a greater balance of land uses. Mr. Daley explained that a special sub-committee was formed early in 2004 to more formally study fiscal accountabilities which revealed that both entities maintained healthy fund balances. One of the most important elements of the Create the Vision Plan is be pro-active on development priorities.

Mrs. Young thanked the three presenters for their comments during this meeting who have exemplified the dedication, intelligence, and expertise of the entire Create the Vision Task Force.

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Mr. Feverston outlined the meetings held between the Centerville Planning Commission and the Washington Township Zoning Commission relative to the Create the Vision Community Plan. The Plan was turned over to the two commissions in early February. The two commissions met on February 24, March 2, and again on May 6, 2004. On May 6, 2004, both commissions recommended adoption of the plan to the Centerville City Council and the Washington Township Board of Trustees. The Centerville Planning Commission recommended adoption as recommended while the Washington Township Zoning Commission recommended adoption with fifteen conditions. As a result of further discussions, it was agreed by both commissions that these conditions be passed on to the Implementation Task Force along with recommendations from the Visual Improvement Committee of Washington Township, for consideration by the Implementation Task Force.

Jamie Green, ACP-Visioning and Planning, Ltd., explained that it is very uncommon for two entities to come together to plan. Centerville and Washington Township have set a good example to other areas which need to work together. He summarized the listening and learning by the entire group (staff members, task force members, ACP representatives and residents in the community) over the past two years. Mr. Green identified this as a plan to create what the community really wants to be. It is an attempt to balance the complex issues that need to be evaluated in a community.

Joseph Harmon, 531 Willowhurst Street, explained how he values the remaining undeveloped land in the area. He believes that the plan will not meet the objectives of careful stewardship of undeveloped land resources. Mr. Harmon identified sections and aspects of the plan which he believes are unacceptable fundamental deficiencies and listed subjects which he believes have not been mentioned or considered. He does not believe that the plan will control development in the undeveloped areas. He asked that consideration be given to the extension of the road network and to sewer extension aspects.

Mrs. Young brought attention to a letter received from the Home Builders Association of Dayton and the Miami Valley which cited the plan to not be too restrictive for land development. She pointed out that the study raised awareness of how many ways the community can go with land use, the plan provides for choices.

Mr. Blair identified the plan as a living document, it can be changed from time to time.

Mrs. Roer stressed the importance that the Create the Vision Master Plan be approved at this time, without it the community has nothing to go on for land development. Regulation changes will be made through the implementation process.

Richard Carr, a member of the Steering Committee, emphasized the fact that the committee had a detailed knowledge of the community and natural resources throughout the development of the plan.

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Mr. Corbin brought attention to a letter received from Bo Gunlock, Vice President of Development for RG Properties, and suggested that the Committee consider some of the issues contained in the letter. He suggested that the staff from the City and the Township find out why so many businesses in the community have closed before redevelopment takes place.

## RESOLUTION NUMBER 17-04 CREATE THE VISION MASTER PLAN

Mr. Cline sponsored Resolution Number 17-04, A Resolution Adopting The Create The Vision Comprehensive Long Range Master Plan For The City Of Centerville, Ohio, and moved that it be passed. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

Mrs. Young moved to adopt the Create the Vision Community Plan with the recommendations of the Washington Township Zoning Commission and the Visual Improvement Committee. Mr. Blair seconded the motion. The vote resulted in three ayes in favor of the motion.

Mr. Compton advised that he along with Thomas Zobrist will serve as co-chairs of the Implementation Task Force for the Create the Vision. He recommended that the following be appointed as members of the Task Force to put the community plan in place:

Jane Beach  
 Richard Carr  
 Paul Clark  
 Bob Daley  
 Harry Drain  
 Carol Fischer  
 Cynthia Fraley  
 Jon Hazelton  
 Carol Kennard  
 Cynthia Klinck  
 Scott Liberman  
 Carol Meininger  
 Jenni Roer  
 Gary Smiga  
 Ralph Stahl

Mr. Compton explained how this Task Force will be divided into three sub-committees, which include the goals of the entire Create the Vision:

Community Service, Education and Learning, Recreation  
 Land Use, Community Appearance  
 Economic Development, Transportation and Utilities

The Implementation Task Force meetings will be advertised on the City web site and are open to the public.

Mr. Corbin moved that the previously listed residents be appointed to serve on the Implementation Task Force. Mrs. Lienesch seconded the motion. The motion passed unanimously by City Council.

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Mrs. Young moved that the residents as listed by Mr. Compton be appointed as members of the Implementation Task Force. Mr. Blair seconded the motion. The motion passed with three ayes in favor of the motion.

There being no further business, the meeting was adjourned.

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

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