

Centerville City Council
Work Session Meeting
January 6, 2003

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers: Paul Gresham
Susan Lienesch
Douglas Cline
Roger Krass
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Economic Development Administrator Chris Pozzuto
Public Works Director Robert James
Planner Ryan Shrimplin
Assistant to the City Manager Jesse Lightle

Dr. Michael Sandy, Geologist, was present at this meeting to review for Council plans he anticipates for a geological trail through the Leonard E. Stubbs Memorial Park and to some of the old stone houses in the center of town. He explained that matching grants are available through the Ohio Humanities Council. This would be a community educational program for people of all ages. He anticipates the total budget to be \$20,000.00 of which some could be received through grants and outside funding. Miss Gilleland pointed out that money has been set aside in the Capital Improvement Program for this project in the years 2004 and 2006. Discussion followed relative to more suitable parks in the Centerville/Washington Township area for this type project. The majority of Council concurred to just wait to see where the grant application submitted by Dr. Sandy to the Ohio Humanities Council go to from here and that moneys remain where they are in the Capital Program.

Mr. Shrimplin reviewed a Rezoning Request submitted by Michael LeMaster for property located at the northeast corner of Loop Road and Alexandersville-Bellbrook Road. Requested is a change of 1.567 acres from B-PD, Business-Planned Development to R-PD, Residential-Planned Development. A historic stone house is located on this property which is part of the parcel of land upon which the RETS Technical Center is situated. Mr. Shrimplin advised that the house is not intended to be used for business or commercial purposes, rather to be used as a residence. Due to the fact that a residential use is not permitted as a principal use in B-PD zoning, Mr. LeMaster has submitted this rezoning to provide for the recreation of this lot so that it can be used and sold as a residence.

Mr. Horn advised that language in a proposed Ordinance Permitting The Chief Of Police To Contribute Property That Is Unclaimed For Ninety Days Or More To One Or More Public Agencies, To One Or More Nonprofit Organizations Or To One Or More Organizations Satisfying Section 501(C)(3) Or (C)(19) Of The Internal Revenue Code Of 1986 All As Permitted By Section 737.32 Ohio Revised Code may be too broad. He will further discuss this Ordinance with the Chief of Police.

Mr. Horn reviewed the draft of a letter of support from the City of Centerville to the City of Springboro for their efforts to uphold their Land Use Master Plan and the recommendation of their Planning Commission in denying the proposed dense retail development at the corner of State Rout 741 and Austin Road. He pointed out that there is not sufficient time for City Council to pass any legislation in support of this endeavor. As a result of discussion and concerns among members of Council, it was concurred to wait a week to afford Councilmembers the opportunity to acquire additional information before a decision is made.

Council concurred that Ordinances to place the question of gas and electric aggregation on the May 6, 2003 election ballot become agenda items for the January 27, 2003 Council Meeting.

A draft of a letter to be sent to residents located adjacent to the bike path project which runs about two miles beginning at the Hemstead Industrial Park to I-675 was reviewed by City Council. The intent of this letter is to keep residents informed and to seek comments so that plans can best fit the needs of the majority of the residents. Council concurred that said letter be sent.

Reference was made to a letter sent to residents in the Centervillevillage Apartments by Irvin Henry Harlamert relative to a City Ordinance requiring the owner of apartment complexes to supply tenant information to the City of Centerville. Mr. Horn will draft a response letter for Council's review.

Discussion followed relative to the City of Centerville retaining the Kettering Municipal Court System vs. the Montgomery County Court System. Pros and cons in both areas were expressed. A joint meeting will be established between the City of Centerville, Washington Township and the City of Kettering to discuss this issue.


Mr. Shrimplin reviewed correspondence received from Daniel Griffin, Landmarks Foundation of Centerville-Washington Township, relative to the historic value of the structures at 11 and 17 North Main Street. Mr. Griffin identified two distinct problems regarding the buildings historic significance. Mr. Shrimplin explained that in order for the buildings to be demolished, they must meet at least one of the following four criteria:

1. Health and Safety Hazard,
2. Deterrent to Major Community Improvement,
3. Rehabilitation Not Economically Feasible,
4. Detriment to Community.

Mr. Horn explained the fact that a wall needs to be constructed along the north side of Alexandersville-Bellbrook Road in the new construction area just west of Clyo Road. This is an expense which must be paid for totally by the City of Centerville. Mr. James estimates the total cost to be approximately \$100,000.00. The design and prices are currently being investigated.

Mr. Horn advised that City Prosecutor Jay Newberry has recommended that the Sutherland property maintenance case at 43 West Franklin Street be tried beginning March 1, 2003. As a result of discussions concerning the history of this case, City Council directed the City Manager to pursue court action at this time.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor, Sally D. Beals