

Centerville City Council
Work Session Meeting
December 1, 2003

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers: Roger Krass
Paul Gresham
James Singer
Douglas Cline
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
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

Planning Commission Members:

Paul Clark
John Carr
James Durham
James Briggs
Joe Weingarten
James Brunner
Carolyn Meininger

Councilmember Elect Robert Corbin

Centerville Residents:

Christine and Richard Nystrom
Rodney Miller

Washington Township Residents (Waterbury Woods):

Thomas Wallace
Luke Wibowo
Steve Sutherin

Mr. Feverston reviewed two Options to amend Ordinance Number 19-03, An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 10, 12, 13, 17 And 20 In Accordance With The Provisions Of Chapter 713 Of

The Ohio Revised Code which was tabled during the Council Meeting held November 17, 2003. He explained the difference between the two options relative to the maximum ground floor area permitted in the O-S, Office-Service, and B-1, Neighborhood Business, Zoning Districts. Mr. Feverston located on a map areas in the City where variances have been granted for buildings in excess of 5,000 square feet and areas where larger buildings could be built.

Dr. Sutherin, 1641 Stafford Springs Place, expressed concern with the pitch of the roof if a two story building is constructed.

Mr. Clark anticipates requests for larger buildings when the size of the property lends itself to such a structure.

Mr. Durham explained his displeasure in granting variances to permit larger buildings than 5,000 square feet. He believes it is much better to have an Ordinance which would permit them; small buildings are not long range, they are not marketable.

Mr. Weingarten pointed out that the number of variance applications for larger buildings indicate the need for this proposed Ordinance.

Upon question of Mr. Singer, Mr. Durham advised that if City Council prefers buildings smaller than 10,000 square feet, the options would be a compromise.

As suggested by Mr. Kingseed, the Planning Commission will further discuss the proposed Ordinance as well as the two options during their next meeting and report their finding to City Council.

Police Chief Steve Walker entered the meeting at this time.

Miss Gilleland reviewed recommended changes in the Personnel Manuals for both regular employees and employees associated with Yankee Trace. Compensation issues were outlined for various levels in the Police Department.

Mr. Horn reported that on Wednesday, December 3, 2003, the Montgomery County Economic Development Government Equity (EDGE) bus tour will take place at which time a pitch will be made for the City's grant application to secure matching funds for the construction of the access road to serve properties along the east side of Far Hills Avenue.

Mr. Horn advised that communications have occurred with the State of Ohio Bureau of Motor Vehicles relative to a proposed long term lease with the City of Centerville for space in the building behind the Centerville Municipal Building. They are amenable to including the cost of improvements in the lease.

Mr. Horn announced a meeting scheduled for December 8, 2003, at 1:00 P.M. at Miami Valley Communications Council to discuss Opt-out electric aggregation.

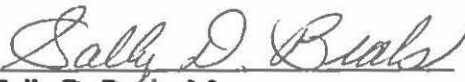
Mr. Horn reported that a revised plan has been received from Great Traditions Development Group for Parcel Number 29 in Yankee Trace. This revised land plan impacts less than 0.1 acre of wetlands, the plan is reduced to ten lots, thus eliminating the need for a Nationwide Permit.

Mr. Horn explained that the City has been contacted relative to the removal of bulbs in cul-de-sacs in narrow streets in Yankee Trace so that school buses can pick up children without causing damage. Jack Kindler has advised that the Yankee Trace Homeowners Association has contracted for waffle blocks to be placed on the inside of the bulbs to make it easier for buses to maneuver. The total is six blocks.

Council concurred that Work Sessions will only be held on December 22 and December 29, 2003, if needed.

Mr. Cline moved that Council convene into Executive Session to discuss real estate and personnel issues. Mr. Krass seconded the motion. A roll call vote resulted in six ayes in favor of the motion.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Sally D. Beals, Mayor