

Centerville City Council
Work Session Meeting
May 13, 2002

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers: Susan Lienesch
Douglas Cline
Paul Gresham
Roger Krass
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
City Engineer Norbert Hoffman
Chief of Police Steve Walker
Assistant to the City Manager Jesse Lightle
Assistant City Engineer Mary Lou Pence

Skip Schafer and Bob Amburgy were present at this meeting to discuss with Council their Major Use Special Approval Application for the construction of a self-storage facility on the west side of Clio Road north of the Centerville Mill, addressed as 7747 Clio Road. This 3.57 acre parcel of land has two zone classifications, the westernmost 2.1 acre portion being I-1, Light Industrial and the easternmost 1.4 acre portion being I-PD, Industrial-Planned Development. Mr. Feverston located the subject property on a map and identified adjacent land uses. Included on this site will be a resident manager facility which will be constructed of brick as well as the front of the warehouse buildings. The Planning Commission, by unanimous vote, recommended approval of this Major Use Special Approval Application to City Council. Concern was expressed with only a 10 foot frontage along Clio Road which would leave no space for mounding. Mr. Feverston outlined how the buildings could be shifted to provide for a 20 foot frontage along Clio Road and a 10 foot buffer in the rear of the buildings. Mr. Horn pointed out that with this scenario the narrow buffer in the rear could have a negative impact upon the future development adjacent to the west. Mr. Schafer advised that the plan as presented has met all requirements of the Centerville Zoning Ordinance. He stated their concurrence with shifting the buildings as suggested by Mr. Feverston. Members of Council encouraged the use of some decorative features in the front of the buildings to break up the static appearance. As a result of further discussion, Council requested information relative to legally requiring the enlargement of the frontage along Clio Road to 20 feet to provide for some mounding, retain the 20 foot buffer in the rear of the buildings, the addition of some decorative features to the front of the buildings, and the use of brick completely around the buildings.

Miss Gilleland presented to Council an overview of a proposed Rights of Way Administration Ordinance for the City of Centerville. She explained regulations currently in effect and the need for additional allowances and controls. Changes in the utilities and communication industries have increased the demand and need for Public Rights of Way and the placement of facilities. Proposed is a \$500 Registration Fee and an annual Administrative Fee of \$1,000.00/2,000.00. The Administrative Fee will be based upon the size of the utility company. Mr. Kingseed expressed concern with a Registration Fee being charged. Council concurred that legislation be prepared for a Rights of Way Administration Ordinance to be set for Public Hearing at the May 20, 2002 Council Meeting.

Mr. Horn reviewed information received from Chief Walker relative to the two School Resource Officers provided the Centerville City Schools during the past three years. The cost of this service to the School District was \$73,750.00 per year. Mr. Horn outlined potential costs for an additional three years if it is the intent of Council to continue with this program. Chief Walker outlined services provided beyond day to day operations. All parties involved in this program have encouraged its continuance. Council concurred that the School Resource Officer program continue for an additional three years.

Mr. Feverston located on a map the proposed location for a Holiday Inn Express at the southwest corner of Whipp Road and Wilmington Pike, adjacent to Morris Furniture and Watson's. The Morris Furniture Company, Inc. has filed an Appeal against the decision of the Planning Commission to approve the construction of Holiday Inn Express with no provision for on-site parking for trucks, buses and/or recreational vehicles. Mr. Feverston advised that Holiday Inn has met all minimum parking requirements for this 74 unit hotel. Mr. Hoffman explained how he is working with the engineer for this project in order to create parking for oversize and recreational vehicles.

Mr. Horn reviewed a request received from the Dayton Power and Light Company for a 50 foot and a 20 foot easement from the City of Centerville in order to transmit electricity to property in Yankee Trace.

Mr. Hoffman explained some traffic controls that need to be eliminated from the Centerville Municipal Code, Part Four, Chapter 414.10, prohibiting right turns at red lights at certain intersections in the City of Centerville.

Council concurred that Carla Bleil be reappointed as Chairman of the Centerville Arts Commission for an additional year.

Council concurred that Joanna Clay be reappointed as a member of the Sister City Committee.

Mr. Horn gave a brief report on the BUY.COM Media Day held at The Golf Club at Yankee Trace.

Mr. Horn advised that the City of Centerville has received an EDGE (Economic Development Government Equity) grant in the amount of \$100,000.00 for the development of a Comprehensive Plan for the City and Washington Township.

Marilyn J. McLaughlin
Marilyn J. McLaughlin, Clerk of Council

Approved: Sally D. Beals
Sally D. Beals, Mayor