

Centerville City Council
Work Session Meeting
May 20, 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
James Singer
Acting Clerk of Council Constance Cooper
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
Public Works Director Robert James
Assistant to the City Manager Jesse Lightle

Miss Gilleland reviewed negotiations for the purchase of the Percy property located at 201 West Spring Valley Road, immediately west of the police facility. The property has been appraised at \$155,000.00. Dr. Percy, owner of the property, originally sought \$320,000.00 for the property but as a result of further discussions, reduced his asking price to \$220,000.00. He was told the City would pay \$170,000.00. Dr. Percy determined the difference should split for a selling price of \$195,000. Miss Gilleland advised that Mr. Horn has suggested a negotiated selling price not to exceed \$185,000.00. The eminent domain procedure now in process will take approximately one year to complete and will cost approximately \$10,000.00 in legal fees. Due to the fact that there is no immediate need for the property, Council concurred to proceed with the eminent domain procedure and to offer Dr. Percy \$170,000.00 for the property as a last effort. The court will most likely rule that the appraised value is what should be paid for the property, therefore, being a total cost of approximately \$165,000.00.

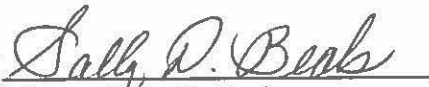
Mr. Feverston advised that as a result of discussions between City Staff and Robert Amburgy relative to the proposed self-storage facility to be located along the west side of Clyo Road, north of Centerville Station Road, the applicant has agreed to increase the front yard setback, and parking and paving setback from 10 feet to 20 feet. He pointed out that the plan has no detail for mounding and landscaping along Clyo Road, however, Staff feels it would be appropriate to require mounding at a 3 to 1 slope with tree plantings at the top of the mound. Mr. Amburgy has indicated he will provide that detail for staff review. Mr. Feverston advised that on a revised plan the buildings have been reduced in size slightly and the rear yard setback reduced from 30 feet to 10 feet in order to allow for the increase in front yard setback. The use adjoining the rear portion of the site is industrial, specifically, Dayton Wire & Wheel. Miss Gilleland advised that Mr. Horn suggests that a 30 foot front yard setback with landscaping be required to protect the residents along the east side of Clyo Road from visual impact. Members of Council concurred that a 30 foot front setback be required and the remaining setbacks be 20

feet. Discussion followed relative to the need for a left turn lane along Clyo Road into the property and the amount of median which would be lost. Mr. Kingseed suggested that a left turn lane not be required if it is not absolutely necessary in order to retain the green space and planting areas that have been created along Clyo Road. Mrs. Lienesch suggested that a traffic study be conducted after the facility is occupied to determine if a turn lane is necessary. Mr. Feverston advised that money could be placed in escrow by the applicant in the event that a turn lane is deemed necessary.

Mr. Feverston, advised that relative to the Appeal filed by Morris Furniture against the Planning Commission's approval for the construction of a Holiday Inn Express, Municipal Attorney Robert Farquhar has concluded that the basis for their Appeal are not issues which the City Council can consider. The Appeal is based upon no oversized parking spaces being provided for the hotel. The Zoning Ordinance does not differentiate the size of parking spaces. City Staff is currently working with Holiday Inn representatives in order to provide for oversized vehicle parking.

There being no further discussion, the work session was adjourned.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor, Sally D. Beals