

Centerville City Council  
Work Session Meeting  
June 3, 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  
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  
Economic Development Administrator Chris Pozzuto  
Public Works Director Robert James  
Assistant to the City Manager Jesse Lightle

Gary Spangler and Mark Ruetschle, Ruetschle Architects, and Mark Stasiak, St. Francis of Assisi Parish Church, were present at this meeting to answer questions of Council relative to their Appeal filed against the Planning Commission's denial of two of the four Variances requested for the proposed new worship space addition and parking lot for the St. Francis of Assisi Parish Church, property located at 6245 Wilmington Pike in the City of Centerville. Mr. Feverston located the subject 20.42 acre tract of land zoned R-1c, Single-Family Residential, on a map, which allows a church facility as a permitted use. Variances have been requested for the building height, the height of the roof pitch, the building base and the number of ground signs. Mr. Feverston reviewed the following two variances which were denied:

Increase in Maximum Building Height from 45 feet to 52 feet. (One of the design parameters for the new Sanctuary was the ability to support the installation of a pipe organ. The volume of the space, as well as the shape, has a major impact on the quality of the sound. As designed, the space is on the low end of the volume required and any reduction in the height of the building would negatively affect the musical characteristics of the space. A church building of transitional design would more than likely have a tower or steeple, both of which are exempt from the height limitation. In the case of this building, the roof also functions as the steeple)

Proportion of Pitched Roof. (The height of the walls for the flat roof areas of the addition were set to match the height of the existing building walls that they meet. The pitched roof portion is sized to meet the volume required to achieve the desired musical characteristics for the pipe organ. These two design parameters have established the proportion of the pitched roof)

Mr. Stasiak advised that the height of the building is at minimum for seating capacity and a feeling of high space. The Architects were aware of code regulations but designed the building to meet requirements for acoustics in the Sanctuary to support a pipe organ.

Mr. Horn explained the need for additional parking for activities which may and will occur at the new Centerville Police facility in the future. An appraisal was received approximately one and a half year ago for the Percy property, 201 West Spring Valley Road, in the amount of \$155,000.00. The Percy property is located west and adjacent to the police facility. The City has begun eminent domain procedures which could take one to two years at which time the price established by the Court could be higher and the City would have to pay Attorney fees. The majority of Council concurred to offer Dr. Percy \$180,000.00 for the purchase of his property.

Mr. Horn reviewed the public information meeting recently held concerning the Iron Horse Bike Trail. In order for this project to move forward at this time, the Centerville-Washington Park District would need a loan from the City of Centerville for their share of the cost. The cost is estimated to be approximately \$180,000.00 to complete the first phase of the project. If this project moves forward, an agreement would be necessary between the City and the Park District to share in the maintenance of the trail. Mayor Beals expressed concern with policing due to the fact that some of the trail is located in secluded areas. Mr. Horn identified two options: move forward at this time with the engineering, or wait for budget discussions in the fall of this year. Mr. Kingseed expressed concern with the City loaning money to the Park District.

Mr. Cline announced an orientation meeting scheduled for Tuesday, June 11 at 7:00 P.M. for Washington Township representatives relative to the Comprehensive Plan.

Mr. Kingseed advised that a preliminary meeting has been held relative to the War Memorial in the Leonard E. Stubbs Memorial Park. The committee is looking for alternative locations and designs.

Council concurred that Charles Graham be reappointed as a member of the Board of Architectural Review.

Mayor Beals reviewed a proposal received from Planning Commission member James Durham, that he be reappointed as Chairman for one additional year and that Mr. St.Pierre be considered to be next in line for said position. Council concurred with said proposal.

Mr. Kingseed left the meeting at this time.

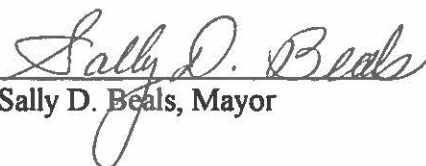
Mr. Regis Lekan, 321 South Village Drive and Phil Whittaker, 360 Whittington Drive, were present at this meeting to discuss with Council the Planning Commission Special Approval Application submitted by the Judge Engineering Company, on behalf of John Voss, for the construction of an auto body shop repair facility together with a parking lot. This application was approved by the Planning Commission during their May 28, 2002 meeting. Mr. Feverston located the 14.353 acre parcel of land on a map, being situated north of Loop Road, approximately 660 feet east of Far Hills Avenue, and identified adjacent land uses. Mr. Lekan encouraged members

of Council to observe the topography of the property in question. Mrs. McLaughlin explained the different procedures for an Appeal filed by a resident and a Request for Review by members of City Council relative to a decision rendered on a Special Approval Application by the Planning Commission. Mr. Lekan advised that all residents in Village South are opposed to the entire Voss development, believing that the use is too intense for the neighborhood. Mr. Feverston showed pictures depicting the location of buildings on the site and the 100 foot bufferyard which is currently in place. The applicant has met all requirements contained in the Centerville Zoning Ordinance relative to architecture design and exterior building materials. Mr. Feverston brought attention to sound levels taken by Cowherd, Banner & Carlson Engineers & Associates for comparison purposes. Mr. Hoffman explained stormwater drainage control to be put in place by John Voss and outlined requests which he placed on the developer for drainage control. The drainage control being required for this development could, in fact, improve wet conditions in Village South. Additional discussion followed relative to hours of operation, uses inside the building, lot coverage, sight distances and the height and type of fence to be put in place.

Mr. Horn reviewed an Appeal filed by the Judge Engineering Company, Agent for John Voss, against the denial of a Variance Application by the Planning Commission. The request for Variance was to require zero percent of parking lot interior landscaping as part of the project to construct the new auto body shop. In accordance with the Centerville Zoning Ordinance, new parking lots with a surface of at least six thousand square feet are required to contain interior landscaping equal to eight percent of total area of the parking lot as defined by its perimeter.

Mr. Krass, Mrs. Lienesch and Mr. Singer voted to Request a Review of the Planning Commission Special Approval Application submitted by the Judge Engineering Company, Agent for John Voss, for the construction of an auto body shop repair facility together with a parking lot on the north side of Loop Road, approximately 660 feet east of Far Hills Avenue. June 24, 2002 was established as the Public Hearing date for both issues involving Voss.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Sally D. Beals, Mayor