

Centerville City Council
Work Session Meeting
November 4, 2002

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

Jim Kiefer, Great Traditions Land and Development Company
Jack Kindler, Yankee Trace resident

Mr. Feverston reviewed the Preliminary Plan for Yankee Trace, Parcel Thirty-one, for the development of a 25.778 acre parcel of land into 108 dwelling units. He located the subject property on a map being situated on the east side of Paragon Road in the area of holes number 6 and 7 of the new nine at The Golf Club at Yankee Trace. The development will consist of 1 single unit, duplexes and triplexes, each unit having its own lot. The streets will be public with a 40 foot wide right-of-way. There will be 2 access points onto Paragon Road. Mr. Feverston showed front, side and rear elevations of the proposed buildings. This Special Approval Application was approved by the Planning Commission, by unanimous vote, subject to the following conditions:

1. A fire lane shall be constructed to connect Legendary Way to Shawnee Trail with the final design subject to approval by the Planning Department. The fire lane may be combined with the pedestrian path in this area.
2. The final design of all "skin" improvements, including street lights, hiker/biker paths, horse park fence, signs, decorative walls, and landscaping shall be subject to approval by the Planning Department.
3. The Sandwedge Court (labeled as Mackenzie Drive) cul-de-sac be designed in a manner similar to Section 9, subject to approval by the Engineering Department.
4. Mackenzie Drive shall be renamed to Mackenzie Court.

5. A final grading and stormwater drainage plan shall be approved by the Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
6. A hard surface roadway capable of providing emergency vehicle access and support at all times shall be provided during construction.
7. A minimum of one (1) side entry garage shall be provided for every double or triple building unit.
8. The applicant shall work with the Planning Department to develop a material and color palette that varies throughout the project in a consistent pattern.

Mr. Kiefer expressed concern with the Planning Commission's requirement that every double or triple building unit shall be provided with a minimum of one side entry garage in consideration of the location of some of the buildings on the lot. He pointed out that only four buildings do not have side entry garages. Council expressed concern with the configuration of the lots in the southwestern corner of the development. Mr. Kiefer agreed to reevaluate these concerns. Members of Council Requested a Review of this Planning Commission Special Approval Application.

Mr. Horn advised that the PGA Tour would like to take over the former BUY.COM Tour's financial responsibility at The Golf Club at Yankee Trace. They would be responsible for raising necessary funds, paying the bills and doing all of the advertising. If the Dayton Open Board of Trustees remain in existence, they could provide a Charity Auction on Tuesday evening during tournament week. The dates tentatively set for the Tour are July 21-27, 2003. Discussions continue relative to a Contract between the City of Centerville, the PGA Tour and Toyota.

Mr. Horn explained that the Noon Optimist Club of Centerville will be locating their Christmas Tree sales lot on City property to the south of the annex building behind the Centerville Municipal Building. They have requested permission to locate a sign at the Classic Car Wash entrance along State Route 48, and an A frame sign, about four feet tall and three feet wide at the bottom, to be placed on the grassy area in front of the shrubs on the corner at the access road entrance near the City building. No objections were received.

Mr. Horn outlined discussions relative to aggregation possibilities for gas and the involvement of local governmental entities. This item will be discussed during the Mayors and Managers meeting on November 13, 2002. Mr. Horn suggested that this item could become a May election ballot issue.

Mr. Horn advised that Kettering City Manager Steve Husemann has given notice to the City of Centerville that Centerville needs to sign a new agreement for prosecution support services from Kettering or services will soon end. Mr. Horn advised Mr. Husemann that Centerville would be interested in continuing the relationship on a 30-day notice basis. Mr. Husemann previously requested a 120-day notice, but has now agreed to a 30-day notice.


Mr. Horn explained the need for a Public Works Operations Manager. This position is

included in the City's Personnel Ordinance but has never been filled.

Dr. Gresham moved that Council convene into Executive Session to discuss potential litigation, property acquisition and personnel. Mrs. Lienesch seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.



Marilyn J. McLaughlin, Clerk of Council

Approved: 

Sally D. Beals, Mayor