

Centerville City Council
Work Session Meeting
June 4, 2001

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

Council interviewed David Hall and Louis Bordonaro for appointment to the Centerville City School Personnel Appeals Board, and Harish Trivedi for appointment to the Centerville Arts Commission. Council concurred that Louis Bordonaro be appointed as a member of the Centerville City School Personnel Appeals Board and Harish Trivedi be appointed as a member of the Centerville Arts Commission.

Mr. Kingseed distributed to Council copies of a letter received from Nancy Hartzell asking that letters be written protesting the parole of Todd Snyder. In August, 1992, Todd Snyder was convicted and sentenced to a 25-65 year term in prison for raping and assaulting two women in Centerville. He is now eligible for parole in September, 2001. Mr. Kingseed encouraged members of Council to write a protest letter to the Ohio Adult Parole Authority.

Mr. Horn advised that the City Engineering Department has been in contact with the Ohio Department of Transportation relative to the deteriorating condition of sections of South Main Street in Centerville. They have been advised that resurfacing of this roadway by ODOT is two years away. To repair these deteriorating sections would cost the City of Centerville \$40,000.00 to \$50,000.00. Mr. Horn explained that the sub-surface put in place years ago on South Main Street may not meet today's standards. By making repairs today to certain sections, the best fix for the entire roadway for many years could be determined. He advised that Council may be asked to authorize an expenditure of \$40,000.00 to \$50,000.00 out of the Contingency Fund so that these repairs can be made.

Mr. Horn reported that the BUY.COM Golf Tournament at The Golf Club at Yankee Trace is in good shape financially. Volunteers are still needed.

Mr. Feverston reviewed an Appeal filed by the Cheltenham Homeowners Association against a decision rendered by the Planning Commission approving a Special Approval Application submitted by Charter One Corporation for the construction of a Single Family Cluster Development Plan. Proposed is the development of 15.559 acres into 30 lots for an overall density of 1.94 dwelling units per acre. Mr. Feverston located the subject property on a map being situated on the northwest corner of East Alexandersville-Bellbrook Road and Whites Corner Road behind planet Ford and south/east of the Cheltenham neighborhood. The zoning of nearly the entire parcel is R-1c, Single-Family Residential. The plan includes two reserve areas. The original plan submitted to the Planning Commission included Hingham Lane traversing from Cheltenham east to Whites Corner Road. The City Staff and Planning Commission felt it would better serve the residents in Cheltenham to terminate the extension of Hingham Lane rather than making it a through street. The Planning Commission approved this Special Approval Application by a vote of 3-2 with several conditions, two major conditions being: Hingham Lane shall be terminated with a cul-de-sac and the connection to Whites Corner Road eliminated; and the stub street labeled as street "C" on the map be relocated to the eastern property line south of Reserve Area "A". Mr. Feverston outlined the following basis for the Appeal stated by the Cheltenham Homeowners Association:

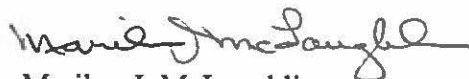
- Increased traffic and resulting safety hazards in the Cheltenham Plat.
- Increased congestion at the Wilmington Pike/Alexandersville-Bellbrook Road area.
- Potential decrease in property values in Cheltenham.
- The developer and future homeowners of Walnut Creek will benefit from the maintenance and improvements of the Cheltenham Entrances without participating in the costs associated with these entrances.
- That one of the cul-de-sacs is only 36 feet from present lots in Cheltenham.

Mr. Feverston outlined two requests made by the Homeowners Association: amend the present plan to reinstate the White's Corner entrance as per the original proposal; and the Centerville City Commission instruct the Centerville Planning Commission to keep representatives of the Cheltenham Homeowners Association involved and have input into their meetings with the developer of Walnut Creek. Discussion followed relative to the quality and design of homes to be constructed in this development. Mr. Singer suggested that the builder produce some renderings of proposed homes for Council's observation at the next Work Session.


Mr. Horn advised that the Ohio Wildlife Division permits the trapping, hunting and shooting of coyotes year round. They will trap them for the City of Centerville for a fee or they would issue a permit to citizens of Centerville for trapping. Mr. Horn suggested that Centerville take a low profile on this issue. If a problem occurs it will be taken care of properly.

Mr. Feverston provided Council with a draft Ordinance to amend the temporary sign section of the Centerville Zoning Ordinance to address some concerns expressed by City Council and for conformance with the recent Ohio Supreme Court ruling. He compared current restrictions and requirements with those contained in the draft. Basically the only difference is the size and height of signs permitted on commercial property and on vacant lots. City Staff will police the erection of just one sign per commercial or vacant lot and will eliminate required registration for political signs.

Mr. Singer asked that automobile speed counts be conducted at peak periods on Zengel Drive.



Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor