

Centerville City Council
Work Session Meeting
April 10, 2000

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

Mr. Horn advised that he had received a phone call from Dr. Daneshjoo, Yankee Development Group, relative to the property they own situated east and west of Sheehan Road at Social Row Road. They have indicated an interest in selling a portion of this property to Great Traditions Land and Development Company, while retaining 10-15 acres at the intersection for commercial purposes, and annexing that portion in Washington Township to the City of Centerville. The Drs. would like to receive some indication from City Council relative to the possible rezoning of the corner property.

Attorney Dick Brahm, Shuler, Plank, Morgan & Brahm, and Lobbyist Kevin Futryk, were present at this meeting to discuss the proposed anti-annexation bill to be introduced in the Ohio Senate on Tuesday, April 11, 2000. Mr. Brahm compared Ohio Municipal League versions with versions of the Ohio Coalition for Equitable Annexation. He outlined the formation of the Coalition, its membership, and its activity relative to the various versions of the anti-annexation bill. A program is being established by the Coalition and Mr. Futryk for Cities to express their displeasure with the bill being introduced in the Senate.

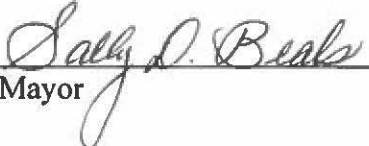
Drs. representing the Yankee Development Group entered the meeting at this time to discuss the possible annexation of their property in Washington Township to the City of Centerville. Mr. Brahm stressed the fact that annexation today is the best that it will ever be; time is of the essence. Dr. Daneshjoo expressed their desire for commercial zoning at the corner: acreage currently in the City and a portion in Washington Township. Members of Council offered their support for commercial zoning at the intersection of Sheehan Road and Social Row Road as defined by Dr. Daneshjoo, for small retail establishments and offices.

Mr. Feverston advised that a meeting of the Joint Comprehensive Land Use Plan Task Force will be held in May, 2000. The City has submitted Requests for Qualifications to determine which firms would be qualified to prepare a Land Use Plan for the City of Centerville. Mayor Beals stressed the importance of hiring an outside consultant for the preparation of such a plan. At their May meeting, the Task Force will determine the future of a Joint Comprehensive Land Use Plan between Washington Township and the City of Centerville.

Mr. Schlagheck reviewed for Council a proposed Ordinance to enact a section in the Centerville Municipal Code to require owners and property management companies of rental property in the City to supply the name and mailing address of all tenants to the City and providing a penalty. The present Ordinance is unenforceable due to the fact that it has "no teeth" with only a \$10.00 penalty. Some owners of apartment complexes and property management companies refuse to furnish a list of tenants. Mr. Farquhar has recommended that the penalty clause make a violation a third degree misdemeanor with a maximum fine of \$500.00 per day. He also recommended some minor housekeeping changes to the current Ordinance and that it be codified into the Municipal Code. Upon suggestion of Council, "any tenant" in the title of the proposed Ordinance will be changed to "all tenants".

Mr. Krass reviewed a meeting he recently attended of the Washington Township Fire Department at which time response times and dollar loss were analyzed.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor