

Centerville City Council
Work Session Meeting
July 24, 2000

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Susan Lienesch
Roger Krass
Paul Gresham
C. Mark Kingseed
Assistant to the Clerk of Council Debra James
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston

Deputy Fire Chief Lee Hieronymus and Supervisor of Fire Prevention Mike Long, Washington Township Fire Department, were present at this meeting to review for Council proposed changes to the 1994 Unified Fire Code. Mr. Hieronymus advised that every three years the code is reviewed and updated as necessary. Miss Gilleland informed Council that neither City Manager Gregory Horn nor Municipal Attorney Robert Farquhar had any comments relative to the proposed changes. Mr. Long briefly reviewed the following changes:

1. Sections addressing compressed gases are rearranged to be included in one section, thus making the code more user friendly.
2. Two standards have been added to Chapter Three dealing with Child Day-Care Centers and with Ambulatory Health Care Facilities. This chapter also addresses the interference of radio networks such as the 911 emergency system during construction and after a building is constructed.
3. The Open Burning section has changes with the addition of verbiage from the Ohio Administrative Code.
4. Chapter Five has the addition of Clean Agent Systems.
5. Chapter Twenty One includes Waste Materials and the term Junk Yard has been placed into the definitions.

Mr. Hieronymus advised that the Washington Township Trustees have not yet reviewed the proposed changes. It is the intent of the Fire Department that the code be adopted by both entities at approximately the same time.

Mr. Feverston reviewed for Council a City Initiated Rezoning Request to change the zoning of three properties, consisting of 10.481 acres, situated along the west side of Paragon Road from Washington Township Agriculture to Centerville R-1a, Single-Family Residential. He located the subject properties on a map owned by Theodore Poelking, Jerry Jaynes, and David and Gayla Birch. The Planning Commission did not feel that these property owners should be held to a higher standard than other property owners in the City of Centerville; therefore, the Commission recommended that the zone change be to R-1c, Single-Family Residential rather

than R-1a. Mr. Feverston pointed out that Mr. Poelking has petitioned the Montgomery County Commissioners for the detachment of his land from the City of Centerville. He explained that this petition for detachment has no bearing on this rezoning.

Mr. Feverston reviewed another City Initiated Rezoning Request for 43.043 acres situated along the east and west side of Paragon Road. This property is vacant land owned by Yankee Trace Development, Inc. and is the location for the expansion of the Yankee Trace residential community and the additional golf holes. This property has been annexed to the City of Centerville. Mr. Feverston advised that the Planning Commission had no concerns with this zoning change from Washington Township Agriculture to Centerville R-1c, Single-Family Residential.

Mr. Feverston reviewed for Council the Record Plan for Yankee Trace, Section 24, which is the extension of Olde Haley Drive west of Yankee Street. Lots located along the north and west side of Olde Haley Drive will be developed with the neo-traditional style homes (Ryan Homes) and the south and east side will be developed with a traditional style home. The Centerville-Washington Park District has offered to purchase from Great Traditions lots 491, 492 and reserve area R-BK for addition to the existing Fence Row Park. Upon question of Mr. Singer, Mr. Feverston advised that he will be meeting with representatives from Washington Township and Montgomery County to provide an access from this Section of Yankee Trace to Washington Church Road. This Record Plan includes the division of 14.123 acres of land into 32 single-family lots.

Discussion followed relative to the scheduling of a joint meeting between the Centerville-Washington Park District Board of Trustees and the Council of the City of Centerville relative to potential park annexations to the City of Centerville. City Staff will arrange said meeting.

Miss Gilleland announced the following:

- The Arts Festival held Sunday, July 23 was well attended.
- Interviews are being held for the employment of an Economic Development Coordinator and an Assistant to the City Manager.
- Selene Altas, Arts Program Coordinator for the City of Centerville, and Lynn Russell has submitted their resignations.

Mayor Beals asked for some direction relative to the construction of a Civic Center for the Centerville/Washington Township Community. Discussion followed relative to: does the City support it if it is not located in the City of Centerville; is the City interested in purchasing the Dr. Thomas Farm for perhaps the Civic Center and to provide access from the Centerville High School to Clio Road; where should the Civic Center be located; does the City want to take the lead in this project; how the Center will be paid for; and should this become an election ballot issue? Miss Gilleland advised that on August 24, 2000, Webb Management, Inc. will provide more indepth information relative to the need, cost, method of paying, and location for this Civic Center.

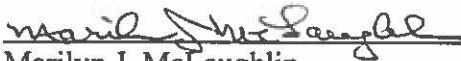
Mr. Kingseed stated his reservations whether there is a need for a Civic Center in the community. If this project moves forward, he believes the best location would be the Dr.

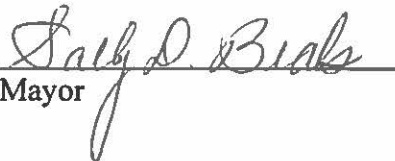
Thomas Farm. He offered his support for the purchase of the Thomas Farm by the City of Centerville.

Mr. Singer supported the purchase of the Thomas Farm but asked for more information from City Staff relative to numbers, the City's responsibility involving the Civic Center and questioned whether this should become a ballot issue. Concern was expressed as to whether or not the voters would approve a bond issue to pay for a Civic Center, whether this should be put in the hands of a private fundraiser, or whether fifteen to twenty million dollars could be raised for the construction and maintenance of this facility.

Mr. Feverston advised that the Public Hearing for the Lifestyle Master Plan which includes additional residential lots and golf holes at Yankee Trace is scheduled for Tuesday, July 25, 2000 before the Planning Commission. This Plan includes golf routing, it establishes housing parcels, density and access points; it does not include housing styles: detached or attached.

Upon question of Mrs. Lienesch, Miss Gilleland advised that the City's insurance package will go to bid within the next two months.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor