

Centerville City Council
Work Session Meeting
October 2, 2000

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

Centerville Resident Jack Kindler

Gerald Woodley and Dick Witt from Woodley Development Company were present at this meeting to discuss with Council future zoning and roadway configuration for their undeveloped property in South Metro Business Park, east of Bigger Road, north of Thomas Paine Parkway and south of I-675. Mr. Woodley reviewed the history of the property in question and explained how the I-PD, Industrial-Planning Development and the B-PD, Business-Planned Development zone classifications occurred. He identified problems with providing adequate access to South Metro Business Park. He asked for some relief from the City of Centerville in terms of funds (ED/GE) to provide access for future property owners to Clyo Road and to satisfy residents in the Thomas Paine Settlement. Mr. Woodley proposed that perhaps B-PD zoning would be more appropriate for the remaining 23 acres of vacant land. Upon suggestion by Mayor Beals, City Staff will review this property in an attempt to find a solution to Mr. Woodley's dilemma and report back to him in the next several weeks.

Mr. Horn reviewed the following relative to the standing of various City annexations:

0.028 acre annexation (access to Washington Church Road): Part owned by the City of Centerville and part by Great Traditions Land & Development Company. City threaten to condemn the part owned by Great Traditions for public purposes. If the annexation is opposed by Washington Township, the property owned by Great Traditions can be condemned and annexed in accordance with the provisions of Ohio Revised Code Section 709.14.

0.363 acre annexation (Yankee Street in front of Hill's property): Acreage has been corrected and will be filed by Municipal Attorney Robert Farquhar under the provisions of ORC Section 709.14.

0.048 acre annexation (Paragon Road): Survey is being checked for accuracy. The City will ask Yankee Trace Development to convey their portion of the property to the City of Centerville, then annex the entire property under ORC Section 709.14.

7.132 acre annexation (golf course expansion): Washington Township Trustees have indicated that they will take formal action to back off from opposing this annexation.

69.447 acre annexation (Doctor's property): The Trustees continue to indicate that they will oppose this annexation.

84.976 acre annexation (Dayton Power & Light Company): Legal description is being checked for accuracy.

Mr. Horn reviewed for Council conversations with Washington Township Administrator Gary Huff in reference to Transitional Zoning for property proposed to be developed by Oberer Development Company, property situated east of Sheehan Road and north of the Centerville City Schools' bus barn.

Mayor Beals brought attention to a Legislative Bulletin from the Ohio Municipal League which lists all their concerns relative to issues before the Ohio General Assembly.

Mr. Horn advised that Great Traditions closed on the purchase of the Wilcox property on Friday, September 29, 2000. The City of Centerville through the Centerville Community Improvement Corporation will split the purchase price with Great Traditions. If an agreement cannot be reached between the City and GT in two months, either the City will buy out GT or GT will buy out the City.

Mayor Beals brought attention to a letter received relative to State Issue 1, Clean Ohio Campaign.

Mr. Horn advised that Bruce Edwards, while working on obtaining sponsorships for the 2001 BUY.COM Golf Tournament, discovered a binding agreement from Toyota that they would continue to be the presenting sponsor for a period of three years unless the City of Centerville chose not to continue with the golf tournament at The Golf Club at Yankee Trace. If Yankee Trace is the host for the 2001 golf tournament, Mr. Edwards will be the Tournament Director.

Miss Gilleland outlined conversations with Carol Ratermann relative to the purchase of her 17.7 acre farm by the City of Centerville at a purchase price of \$520,000.00. The subject property is located at 375 West Spring Valley Road. However, she intends to continue living there for another two years.

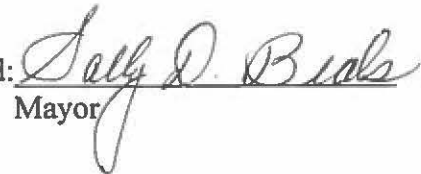
Mr. Cline advised that the South Metro Chamber of Commerce has some reservations relative to a proposed agreement with the Dayton Area Chamber of Commerce. The Board favors an agreement on a regional level.

Mr. Horn reviewed the Planning Commission meeting held Tuesday, September 26, 2000, at which time the Major Use Special Approval Application submitted by Yankee Trace Development, Inc. to revise the Master Plan for the Yankee Trace Lifestyle Community was

approved for recommendation to City Council. The vote on the motion resulted in a 6-1 vote. He outlined discussion by Planning Commission relative to the installation and maintenance of a sidewalk from Rose Estates to Paragon Road. The Planning Commission felt that this sidewalk should be maintained by the City of Centerville once it is constructed. Mr. Horn disagreed with this approach and reminded Council that this is an issue they will need to consider during the Public Hearing on this Major Use Special Approval Application scheduled for the October 16, 2000 Council Meeting.

Mr. Horn advised that members of City Staff have many concerns with the "Haunted Mansion" to be held in the old K-Mart building located at State Route 48 and Spring Valley Road. This is a program by Clear Channel Dayton and will take place from October 12 to October 31, 2000 on Thursday, Friday, Saturday and Sunday evenings.


Clerk of Council

Approved: 
Mayor