

Centerville City Council  
Work Session Meeting  
February 1, 1999

**TIME:** 7:45 P.M.  
**PLACE:** Centerville Municipal Building, Law Library  
**PRESENT:** Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers C. Mark Kingseed  
James Reppert  
Susan Lienesch  
J. V. Stone  
Douglas Cline  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Public Works Director Steve Weaver  
City Planner Steve Feverston  
Assistant to the City Manager Kelly Fackel

Resident Robert Looper

Council discussed the reappointment of Sande L. Bernauer as a member of the City Beautiful Commission and postponed any decision until further information was gathered concerning this member's attendance to the monthly meetings.

Steve Feverston reviewed a Conditional Use Request for a restaurant/commercial entertainment establishment at 241 East Alexandersville-Bellbrook Road in Cross Pointe Centre. The restaurant, Nozzles and Nightsticks, LTD, will have a police and fire department theme, with memorabilia throughout the establishment. The zoning on the property is Business Planned Development. The Conditional Use Request is to establish a commercial entertainment use, with live musical performances on Friday and Saturday nights only.

Planning Commission recommended approval of this Conditional Use subject to the following conditions:

1. The approval of this Conditional Use shall be limited to only those uses proposed by this application. Specifically, this approval shall only permit live music as described in the application and hours limited to Friday and Saturday evenings between 10:00 p.m. until close. Any expansion of this indoor commercial entertainment facility, as described in the application, shall require a separate Conditional Use application to be filed with the City and subject to approval by the City Council.
2. Any change in use that would create or add a new Conditional Use shall require a separate Conditional Use application to be filed with the City and subject to approval by the City Council.

3. No sign depicted shall be approved as a part of this application.
4. The proposed use shall conform to all applicable building, fire and health code requirements.

Upon question of Mr. Kingseed, Mr. Feverston explained that Planning Commission structured their recommendations to this exact proposal. Anyone changing the format, hours of operation, or the type and time of entertainment, the owner would have to submit a new Conditional Use Application. The Public Hearing will be held February 15, 1999.

Mr. Feverston reviewed the Record Plan submitted for the Bossi-Westpark Plat. He explained that this is a lot split. The deceased, Mr. Bossi, Sr., owned several lots on Westpark Road, one of which had five buildings built on it. In order to settle Mr. Bossi's estate, the properties are being divided among the heirs. Proposed is to subdivide one lot into two individual lots. Planning Commission recommended approval of this Record Plan as submitted.

Mr. Feverston reviewed the Record Plan submitted for the Shade-Railroad Plat located south of Alexandersville-Bellbrook Road, across from Chardonnay Valley. The Record Plan combines two properties into one, one of which is owned by the City, and creates a new right-of-way. This new right-of-way is in anticipation of the Alex-Bell Road widening. Planning Commission recommended approval of this Record Plan as submitted.

Mr. Horn reviewed a proposed Ordinance to regulate the location, placement and appearance of news rack boxes throughout the City. He explained that Nick Farquhar researched the legality of limiting news racks, and found that because of the information provided to the public and due to freedom of speech issues, news racks are difficult to limit. After further discussion, Council concurred that Mr. Farquhar attend a future Work Session before moving ahead with this Ordinance.

Mr. Horn discussed with Council the future of the Asahel Wright House and the possible lease agreement with the Centerville-Washington Township Historical Commission. Numerous outstanding issues remain surrounding the lease agreement, future employees of the Commission/Society, and benefits to those employees. Mr. Horn will arrange for representatives from the Historical Commission and for Lynn Russell to attend the next Work Session to further discuss these issues.

During Council/City Manager Communications Mr. Horn announced the following:

The next Aircraft Noise Task Force Meeting will be held sometime during the first week of March.

WHIO, Channel 7, called Mr. Horn today to comment on the possibility of the closing of Stenger's Ford on Alexandersville Bellbrook.

The APD Task Force will be discussing the parking issue in the downtown area at their next meeting to be held on February 11, 1999. Mr. Horn feels that from some of the feedback he is receiving, some property owners in the downtown area may be more favorable to an overall parking plan.

Mr. Horn suggested that Council visit the McDonald's Restaurant on Rt. 725 at Yankee Street. A large Muriel of the Golf Club at Yankee Trace covers one wall. The owner is also

installing brochure boxes for tourist information when getting off of the interstate.

RETS Tech Center will be holding their ribbon cutting on February 22<sup>nd</sup>, at 5:45 p.m. in conjunction with the Council Work Session that is scheduled there for that evening.


The budgeted contribution for Americana Festival for 1999 is \$15,000.00. The Committee would like the City to commit \$15,000.00 for the next two years also, for a total of three years. Council concurred with this three year commitment.

Mr. Horn commented that interviewing has begun for a new Golf Professional for the Golf Club at Yankee Trace.

Upon question of Mr. Singer, Mr. Feverston explained that Section One of the Forest Wall Development on Cloyo Road should be received during the next few weeks.

Additionally, upon question of Mr. Singer, Mr. Horn explained that the Supplemental Agreement between the City and Great Traditions Development Group, Inc., introduced in late 1998, has not progressed due to Tom Humes being on sick leave.

  
Peggy S. Whisman  
Assistant Clerk of Council

Approved:   
Mayor