

Centerville City Council
Work Session Meeting
May 3, 1999

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Susan Lienesch
J. V. Stone
Douglas Cline
C. Mark Kingseed
James Reppert
Clerk of Council Marilyn McLaughlin
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

Mayor Beals announced the expiration of terms for the following members of City Boards and Commissions:

Personnel Appeals Board - Paul Clark
Board of Architectural Review - Charles Graham
Centerville Arts Commission - Mary Ann Gasior, Chairman
Centerville Historical Commission - Betty Ann Perkins, Chairman
Sister City Committee - Joanna Clay
Sister City Committee - Dieter Walk

Council concurred that said reappointments be made.

Centerville City Schools Superintendent, Frank DePalma, was present at this meeting to outline for Council precautions being taken in Centerville schools to avoid any type of violence.

Beth Hartman, The Franciscan at St. Leonard; Doug Putlock, Miller-Valentine Group; and Tom Thickett, Levin-Porter Architects, Inc., were present at this meeting to discuss the first phase for the construction of the new duplex cottages and garden homes at The Franciscan at St. Leonard which were included on the recently approved Master Plan. Mr. Putlock reviewed for Council the proposed front, side and rear elevations for the buildings. Proposed is a combination of brick and stucco, with siding on the rear of the garden homes that back up against the woods. Mr. Thickett explained variations in the architecture and use of brick, stucco, and dryvit on the exterior of the garden homes and variations in the roof structure. Mayor Beals expressed concern with the use of siding on the rear of the homes that back up against the woods. As a result of further discussion relative to materials to be used, the appearance of the buildings to be constructed in comparison with those existing, and desired variations in architecture, the majority of Council concurred that a mixture of materials be used (brick, stucco, dryvit, siding) on all elevations of the building, including the rear of those garden homes which back up against the woods. Brick will be used on all sides with gables of a siding material such as dryvit, stucco, etc.

Mr. Weaver explained how residents in the Franklin East subdivision have encroached into the property owned by the City of Centerville along the east side of Clio Road, being that mounded area north of Centerville-Station Road. The City maintains this right of way and green space. Residents have expanded their rear yards into the green space with the construction of fences, sheds, etc. The majority of Council concurred that the boundary lines in this area be enforced.

Briefly discussed was the proposed amendment to the Montgomery County 911 emergency system by adding careNOW as a secondary public safety answering point. Mr. Horn advised that through communications with Commissioner Charles Curran it appears this proposal will not receive a positive response from the Montgomery County Commissioners. Council has three options to consider: approve the proposal by legislation action, disapprove the proposal by legislative action, or take no action which would then be deemed disapproval. Any action taken must be within sixty days after receipt of the proposed amendment. Council concurred that a Resolution be drafted in opposition to the 911 amendment for consideration at the Council Meeting scheduled for May 17, 1999.

Mr. Horn advised that the appeal period has elapsed for the Elliott's in the vinyl siding case. Council concurred that Mr. Horn write a letter to the Elliotts requesting within 30 days a time table for the removal of the siding and improvements to the house at 60 South Main Street.

Mr. Kingseed, speaking as Chairman of the Architectural Preservation District Task Force, reviewed for Council the following three recommendations to be brought forth to City Council during their meeting on May 17, 1999:

That the City resurrect the parking lot which was first proposed in 1989 to be located at the northwest corner of Main and Franklin Streets and that the roadway from the parking lot continue west to Virginia Avenue.

That the Zoning Ordinance be revised to require that approvals in the Architectural Preservation District come before the Board of Architectural Review, thus eliminating approval from both the BAR and the Planning Commission.


That changes be made to the Design Review Criteria used in the APD for better consistency.

Discussion followed relative to the method of obtaining the necessary real estate in order to make parking lot and roadway improvements on the northwest corner of Main and Franklin Streets continuing to Virginia Avenue, and when contact should be made with the property owners involved. Mayor Beals expressed concern with the eminent domain process. Mr. Singer stressed the importance of getting input from property owners. Mr. Feverston reviewed the parking lot plan developed in 1989 and the plan presently proposed.

Mr. Kingseed reviewed the draft amendment to the Zoning Ordinance to provide that the BAR act as a mini Planning Commission in the APD thus eliminating the requirement of taking an issue before two bodies for approval prior to any appeal to City Council.

Mr. Kingseed advised that changes to the Design Review Criteria have been recommended to provide for more consistency and that it become more user friendly.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor