

Centerville City Council  
Work Session Meeting  
September 27, 1999

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers: J. V. Stone  
James Reppert  
C. Mark Kingseed  
Douglas Cline  
Susan Lienesch  
Clerk of Council Marilyn McLaughlin  
Assistant City Manager Judith Gilleland  
Director of Public Works Steve Weaver  
City Planner Steve Feverston  
Assistant to the City Manager Kelly Fackel  
  
Council Candidates: Cheri Williams  
Paul Gresham

City Council interviewed applicant Tom Bradrick for appointment as a member of the Centerville Arts Commission. Council concurred with said appointment.

Mayor Beals distributed to Council a letter addressed to Mayor Michael Turner and the Dayton City Commissioners asking for support of two issues: Ohio Township's attempt to make annexations more difficult, and proceedings by the Southwest Ohio Township Association to place a referendum on the ballot in the year 2000 to prohibit cities from taxing people that do not live in their city. The letter solicits the support of the City of Dayton in the Ohio Municipal League's efforts and the efforts of cities in their respective regions to fight both issues. This letter has been prepared for the signatures of the Mayor and all members of City Council.

Mrs. McLaughlin announced the receipt of a request from Attorney Scott Jones for an extension of fifteen days from October 1, 1999 for the filing of a petition appealing a decision rendered by the Centerville Property Review Commission during their meeting on September 16, 1999. Ms. Fackel explained the fact that the Property Review Commission required that temporary measures be taken to secure the property located at 7155 Wilmington Pike by October 4, 1999. These temporary measures include the repair of the roof by installing plywood or other suitable material sufficient to prevent further water damage to the structure, and to cover each door and window with plywood to prevent weather and vermin penetration. These temporary measures to be adequate for sixty days after which time the Property Review Commission requires that Mr. John Sotiropoulos present a plan on November 16, 1999 to complete items cited in the City's code violation notice dated August 23, 1999.

Mayor Beals distributed to Council information relative to negotiations which have transpired between the Ohio Municipal League and the Ohio Townships Association relative to annexation, and a draft of another annexation bill.

Miss Gilleland solicited input from City Council prior to the October 18, 1999 Council Meeting relative to the proposed Personnel Manual for the City of Centerville.

Mr. Reppert asked for an update relative to repeated conditions contained in the 1998 State Audit.

Mr. Feverston reviewed for Council the Record Plan for Yankee Trace, Section 22, property located as an extension of Heritage Lake Drive on the west side of Yankee Street. Proposed is the division of a 13.159 acre parcel of land zoned R-1c, Single-Family Residential into 27 lots. The width of lots in this development is 90 feet. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The Record Plat or the declaration of covenants for this plat shall be modified to show the minimum side yard building setback of 5 feet and a minimum separation of 20 feet between buildings that was approved by the Planning Commission subject to approval by the City Attorney.
2. The remnant parcels situated north of Heritage Lake Drive and west of the irrigation lake shall be incorporated into this Record Plan as a reserve area subject to approval by the City Planner. A covenant shall be placed on the Record Plan that grants the City of Centerville the right of access through this reserve area for the purpose of maintaining the main irrigation lake subject to approval by the City Attorney.
3. The private drainage easements shown on the Record Plan shall be re-labeled to depict the grading limits and 100 year flood boundary subject to approval by the City Engineer and City Attorney.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. An intersection sight distance easement shall be shown on Lot No. 433 subject to approval by the City Engineering Department.
6. The hiker/biker path shall be constructed as a part of this section to connect the existing path in Section 3 to the path to be constructed as a part of Section 21 subject to approval by the City Engineering Department.
7. Street "A" on the Record Plan shall be renamed subject to approval by the City Planner.
8. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a Subdivider's Agreement entered into with the City by the developer.

James Durham, Chairman of the Planning Commission, was present at this meeting to define the direction the Joint Land Use/Comprehensive Plan Task Force is taking. Much discussion followed relative to: the need for an updated Master Plan, the importance of recognizing where zoning is today and how it should proceed in the future, the affect a joint land use plan could have on Centerville's expansion at the present time, the Task Force beginning with corridors and entrances into the Centerville/Washington Township community, and the potential of hiring a consultant to develop a plan for a nearly built out community. As a result of discussions, the following direction was given:

- Hire a consultant to deal with corridors and entrances into the joint community.
- Look at a joint zoning plan at a later date.

Update the Master Plan for the City of Centerville.  
The Planning Commission and City Staff discuss neighborhood issues with Council.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: 