Centerville City Council
Work Session Meeting
November 8, 1999

TIME: 8:30 P.M.
PLACE: Centerville Municipal Building, Council Chambers
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
            City Manager Gregory Horn
            Assistant City Manager Judith Gilleland
            City Planner Steve Feverston
            Assistant to the City Manager Kelly Fackel

            Councilmember Elect Paul Gresham

Mr. Feverston reviewed An Ordinance Amending Section 17, APD, Architectural
Preservation District, Section 32, Variance and Section 33, Appeals of Ordinance No. 11-86,
Zoning Ordinance Of The City Of Centerville, Ohio. This Ordinance streamlines the process for
an applicant in the Architectural Preservation District relative to the review of site plans, major
building additions, variances, and appeals. It eliminates the applicant from seeking approval
from two appointive bodies prior to bringing a case before City Council. Mr. Feverston pointed
out the fact that a variance in the Architectural Preservation District will remain under
consideration by the Planning Commission, all other cases in the APD will be heard by the Board
of Architectural Review. Mr. Kingseed advised that this proposed Ordinance was a
recommendation of the APD Task Force. It has been approved by the BAR and the Planning
Commission has recommended approval to City Council. Upon question of Mrs. Lienesch, Mr.
Feverston advised that the position of the Planning Commission relative to Variance
Applications in the APD, was that the authority remain with the Planning Commission for
consistency.

Mrs. Lienesch, making reference to correspondence received from Vannah Nantz, dated
October 13, 1999, expressed her concerns with issues raised relative to the proposed parking area
at the northwest quadrant of Main and Franklin Streets, that this plan would adversely affect Dr.
Nantz's business, her patients and her economic future. Mr. Kingseed pointed out that he is
attempting to receive input from all property owners. If the property owner does not support the
concept, the City will not move forward with the plan as it affects their property. This must be a
cooperative effort in order for it to be successful. Mr. Kingseed advised that phase two (that
portion of the project which would affect Dr. Nantz) has been taken off the table. Dr. Nantz
asked that she receive this information in writing.

David Sarber, owner of property located at 93 West Franklin Street, stated his resentment
that no one knows how many businesses are located in his facility. He encouraged the City to
provide parking on City owned property.

Joseph Beyerle, owner of property at 55 West Franklin Street, questioned why the City would spend money on property owned by an individual. He suggested that the one-on-one meetings be discontinued and that a meeting of all property owners involved in this project be held. Mr. Kingseed explained the advantage of meeting with property owners on an individual basis.

Paul Clark, 104 West Ridgeway Road, encouraged the appointment of an affected property owner to the Architectural Preservation District Task Force. He questioned why property owners involved had to read about the project in the newspaper prior to receiving information from the City.

Jack Gramann, owner of property at 1 North Main Street, stated his concurrence with the project as proposed.

Mr. Singer asked that property owners offer suggestions to APD Task Force Chairman Mark Kingseed.

Mrs. Lienesch asked City Council to: 1) Reinstate the Task Force, and 2) Put a cap on it and begin over, go back to looking at the recommendations made by the APD Task Force.

Mr. Cline pointed out that the parking lot was not the only recommendation resulting from the Task Force; it would be a mistake to go backward at this point.

Mr. Kingseed advised that he will take all issues into consideration and decide how to proceed in the future.

Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor