

Centerville City Council
Work Session Meeting
April 6, 1998

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers Susan Lienesch
James Reppert
J. V. Stone
George Smith
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Economic Development Administrator William Stamper
Assistant to the City Manager Kelly Fackel

City Council interviewed James Durham for appointment as Chairman of the Planning Commission. Following discussion, the majority of Council concurred to interview the remaining members of the Planning Commission for said appointment. These interviews will take place on April 20, 1998 prior to the Council Meeting.

Charles Simms, President of Charles Simms Development, was present at this meeting to review for Council a minor amendment to the Residential Cluster Development Plan he has proposed for the Weller Farm on Clyo Road. Also in attendance were area residents: John Tollefson, William Venanzi, Herman Gabriel, William Rezy, David Yingling, and an attorney representing Berneda Weller. Mr. Simms reviewed his proposed minor modification to the Plan previously submitted to delete eight single-family lots in order to create an approximate four acre remaining homestead for the Weller family. The change reduces the density and preserves additional open space. Mr. Feverston explained the fact that the modification only pertains to the Residential Cluster Development Plan and in no way affects the Rezoning Request nor the Major Use Special Approval Application for approximately ten acres of the Weller farm. Following discussion relative to the calculation of density, Council concurred to include the four acres which will become a part of the Weller homestead in density considerations.

Mr. Feverston reviewed a Major Use Special Approval Application submitted by Wenco, Inc. for property owned by Michael LeMaster and located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. Proposed is the construction of a one story technical school more particularly known as Rets Tech Center. He reviewed elevations of the proposed building. The major entrance will face the northeast. Two accesses to the property are

included on the Plan, one off Alexandersville-Bellbrook Road which will have limited access, and one off Loop Road. The number of proposed parking spaces exceeds that which is required. This Plan is currently before the Planning Commission with two issues to be addressed:

1. A fee in lieu of one lane of pavement along Alexandersville-Bellbrook Road,
2. The location of a detention basin in the required buffer strip along the east side of the property.

Discussion followed relative to the possible landmark designation of the homestead situated to the rear of the subject property. Landmark status will be pursued with Mr. LeMaster by Mr. Stamper and Mr. Feverston.

Council briefly discussed the designation of the Henry Opdyke-Eleazer Williamson homestead located at 7155 Wilmington Pike and the rezoning of the acreage south of the creek, a change from B-PD (Business-Planned Development) to O-PD (Office-Planned Development). The landmark issue has been set for Public Hearing on April 20, 1998. The majority of Council concurred to proceed with the rezoning as previously proposed.

Mrs. McLaughlin advised that the City's contract with the Justinian Publishing Company for the annual update of the Centerville Municipal Code will soon expire. A new Contract has been proposed for the continuation of Justinian's services through April 2, 2003. The new Contract includes some increase in costs. Council concurred that the City enter into the new Contract as proposed by the Justinian Publishing Company.

Council reviewed an Ordinance to establish a schedule of fees for certain applications and permits required by the Zoning Ordinance and the Landmark Preservation Ordinance. Discussion followed relative to the establishment of a fee when an application to designate an area, place, building or structure as a landmark is received by the City of Centerville. Council concurred that language be prepared by Municipal Attorney Robert Farquhar to incorporate a fee for this type application, a fee of \$200.00 plus all other applicable costs.

Mr. Weaver reviewed a proposed Ordinance to adopt the "current code" relative to the adoption of the Ohio Basic Building Code. Incorporating this language eliminates the need to change the Ordinance whenever there is an update or a new code. Upon suggestion of Mrs. Lienesch, Council concurred that City Staff review the possibility of the City of Centerville taking the lead in requiring buildings in Centerville to meet noise abatement standards.

Council concurred that the following reappointments be made:

Stevie Ann Hardy - Centerville Arts Commission.

Debbie Borger - City Beautiful Commission.

Norman Young - Centerville City School Personnel Appeals Board.

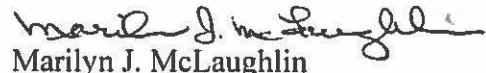
Council concurred that said reappointments be made.

Mr. Reppert, reporting as Chairman of the Council Streets and Highways Committee, informed members of Council that the Committee is currently waiting for some input from City Staff relative to the extension of Virginia Avenue to Spring Valley Road. A recommendation should be forthcoming in approximately one month. The Committee recommended that they

review sidewalk construction from a budgetary standpoint.

Mr. Horn advised that the lap top computers have been installed in the Police Cruisers. Telephone training for the new system in all City facilities begins on Tuesday, April 7, 1998.

Mr. Horn advised that the Police Department, following an investigation of the Stockholder/Corporation Officers for the Soft Rock Café located at 877 East Franklin Street, has recommended that the City of Centerville request a hearing on the advisability of issuing the transfer of a D5 and D6 Liquor Permit from Emma Jean Thomas, DBA Gaslight Lounge to Soft Rock Café, Inc. Council concurred that said hearing be requested of the Ohio Division of Liquor Control.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor