

Centerville City Council
Work Session Meeting
May 4, 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
City Manager Gregory Horn
Public Works Director Steve Weaver
City Planner Steve Feverston

Council interviewed the following applicants for appointment as a member of the City Planning Commission:

Phillip L. Whittaker
Roger W. Krass
Jamie Sakach
Rand Oliver
Douglas Cline
Roy L. Baver

The majority of Council concurred that Rand Oliver be appointed to fill the unexpired term of Scot Stone as a member of the Planning Commission. Council suggested that Mrs. Sakach be offered a position on the City Beautiful Commission and Mr. Cline a position on the Centerville Property Review Commission. If a resignation should come forth from a member of the Planning Commission, Mr. Cline will be considered for that appointment.

Mr. Horn advised that the barns located on the Henry Opdyke-Eleazer Williamson homestead at 7155 Wilmington Pike have been demolished. Mr. Farquhar has recommended that Mr. Horn correspond with the property owners to request a joint meeting with the City to determine future steps to be taken. Upon suggestion of Mr. Kingseed, the majority of Council concurred that a citation be issued for non-conformance with the Emergency Ordinance currently in effect and the fact that a demolition permit has not been issued.

Mr. Horn reviewed a proposal submitted by the National Inspection Corporation to conduct a property maintenance evaluation for a concentrated area of the City. This would be a pilot program to perhaps determine citywide needs in the future. Several members of Council encouraged Mr. Horn to proceed with the proposal.

Mr. Horn advised that Charles Simms Development has submitted a revised plan for the division of the Weller Farm into 47 single family residential lots. According to the plan approximately 3.34 acres of land will remain with the house. Discussion followed relative to the future development of the 3.34 acres of land to remain with the house if at some time in the future the owner decides to subdivide this acreage. Mr. Feverston advised that a covenant could be placed on the deed as a condition of approval which would require that the acreage remain with the house. Mr. Feverston pointed out that the density for this development is based on the entire acreage. Mr. Singer asked that the City consider the stormwater drainage plan for the Weller Farm in consideration of drainage problems in neighboring areas. Mr. Horn advised that calculations will be run, however, the drainage should be improved with this proposed plan.

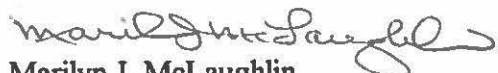
Relative to communications with John McIntyre and Roger Krass concerning the City's parking lot along Westerfield Drive, Mr. Horn will advise them that the parking lot will be maintained by the City of Centerville.

Discussion followed relative to a letter sent by Albert Evans to Mayor Beals concerning the City's waste collection, the disposal of yard waste, and the five bag limitation. Mr. Smith suggested that a questionnaire be included in the Town Crier to receive input from residents relative to the purchase of bags for the disposal of yard waste.

Mr. Reppert brought attention to the lack of proper lawn maintenance at Benham's Grove.

Mr. Smith reviewed the Sister City Conference held in Springfield, Ohio, which he attended along with Sister City Committee member Nancy Bowlus.

City Council reviewed An Ordinance Amending Ordinance Number 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Establish Architectural Design, Massing, And Building Material Regulations And Procedures For All Non- Residential Uses. This Ordinance has been recommended to City Council by the Planning Commission. Mr. Feverston recommended that more flexibility be placed in the 25 percent window requirement and the breaking of mass of the front building elevation contained in the Ordinance. Without this flexibility, a Variance would be necessary to make any changes in these particular areas. Council concurred that said changes be made and that the Ordinance be placed on the Council Meeting Agenda for May 18, 1998 to be set for Public Hearing at the earliest possible time.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor