

Centerville City Council
Work Session Meeting
June 1, 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
Assistant to the City Manager Kelly Fackel

City Council interviewed Carol "Jean" Hensley for appointment as a member of the City Beautiful Commission. Council concurred with said appointment.

Dr. Brian Forschner, Executive Director of The Franciscan at St. Leonard and Terry Hanauer were present at this meeting to answer questions relative to the Record Plan for The Franciscan at St. Leonard. Mr. Feverston reviewed this Record Plan for the southwest corner of the St. Leonard property where the cottages are currently under construction. The purpose for this Record Plan is to create one lot in order to establish access, utility and drainage easements throughout the entire lot, and to dedicate a small portion of right-of-way along Clyo Road. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following condition: A stormwater drainage easement shall be added to this plat subject to approval by the City Engineer.

Dr. Forschner apologized to City Council for not bringing forth to the City an overall Site Plan for the St. Leonard property within the allotted period of time. Council concurred that an overall Site Plan be submitted to the City prior to the end of November, 1998.

Mr. Horn reviewed for Council a proposal submitted by Roy Wilson for the City to purchase The Lamp Shop property on West Franklin Street. Council indicated no interest in said purchase at this time.

Mr. Horn presented to Council comparison receipts at The Golf Club at Yankee Trace through May, 1998 vs. May 31, 1997.

Mr. Horn reviewed proposals submitted by Great Traditions Land and Development Company for Council's consideration relative to the Yankee Trace Residential Development and The Golf Club at Yankee Trace.

Discussed briefly was the Five Year Sidewalk Program prepared by Public Works Director Steve Weaver.

Mr. Feverston outlined changes recommended by the Planning Commission and City Council to An Ordinance Amending Ordinance Number 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Establish Regulations And Procedures For The Creation Of A Lifestyle Community Within The Single-Family Residential Zoning District. Mr. Reppert pointed out that subsection (a) under item 6 on page 4 should be clarified to limit the use of vinyl for fencing only. Council concurred that said clarification be made.

Distributed to Council prior to this meeting was the history of the placement of farmland owned by Victor and Mary Smith at 2230 Centerville Station Road in an Agricultural District. This information was reviewed by City Council.

Mr. Reppert outlined the lack of lawn and flower bed maintenance he has observed at Benham's Grove by the private contractor and City Staff. Mr. Horn explained that City Staff has assumed too much responsibility in this respect; maintenance such as the cutting of grass should be contracted. Mrs. Lienesch brought attention to debris being scattered about behind the storage shed at Benham's Grove.

Mr. Reppert brought attention to the lack of enforcement relative to the erosion control section contained in Ordinance Number 11-86. He identified areas in the City needing attention, specifically at Yankee Trace. Mr. Horn explained how erosion control is treated differently along major roadways and on interior streets.

Distributed to Council was a Policy Memo to control the use of audio, video and visual equipment as testimony at public hearings before City Council. Language was prepared by the Clerk of Council at the direction of City Council and reviewed and revised by Municipal Attorney Robert Farquhar. Council concurred that the word "recorded" be added following the word audio in section 2.

Mayor Beals reviewed for Council a request received from Miamisburg Mayor Richard Church asking the City of Centerville to support the proposed State Route 892 which is currently being studied to serve as an I-75/I-70 connector through western Montgomery County. The majority of Council concurred that the City of Centerville support the Miami Valley Regional Planning Commission's authorization for an environmental impact study on the proposed State Route 892. Mayor Beals advised that Don Lucas, Montgomery County Commissioner is opposed to such a study.

Marilyn J. McLaughlin
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Clerk of Council

Approved:

Sally D. Beak

Mayor