

Centerville City Council
Work Session Meeting
June 8, 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
Public Works Director Steve Weaver
City Planner Steve Feverston
Municipal Attorney Robert Farquhar
Assistant to the City Manager Kelly Fackel

Mr. Feverston reviewed a minor amendment submitted by Wenco, Inc. to the Major Use Plan for RETS Technical Center being constructed at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. The proposed amendment shifts the parking from the eastern portion of the site to the north and moves the detention basin to the west of the 100 foot buffer zone. Grading problems along the northeastern portion of the property have necessitated this revision. Mr. Feverston advised that this minor change to the Plan will result in a better layout for both the City and RETS Tech Center.

Mr. Weaver advised that three bids were received for pavement markings in 1998. This bidding procedure was a cooperative effort by four members of the Miami Valley Cable Council with MVCC coordinating the process. He recommended that the bid be awarded to the low and best bidder for the City of Centerville, being The Barbour Company. Prices are consistent with those received in 1997.

Mr. Feverston reviewed a minor amendment requested by Woolpert on behalf of Centerville Properties, Inc., and Centerville Associates II Limited Partnership to the approved Major Use Plan for the Centerville Place Shopping Center. The purpose of this amendment is to realign the access roads into the shopping center. A portion of the access road south off Spring Valley Road to the City's south property line will become public with right-of-way dedication and the cost for improvements being borne by Community National Bank, Guardian Savings & Loan, and Centerville Properties, Inc. Mr. Feverston advised that this reconfiguration will improve the circulation pattern for traffic accessing the shopping center from Spring Valley Road. He recommended that this minor amendment be approved subject to the following conditions:

1. Forty feet of right-of-way shall be dedicated along the western edge of the Centerville Lanes Bowling Alley to match the public right-of-way to be dedicated by Community National Bank and Guardian Savings Bank.
2. The applicant shall work with and enter into an agreement with the City with regard to cost sharing, design, and construction of a public road through this area replacing the private access road. This road shall be improved to include a reconfiguration of the existing pavement, pavement widening, curb, gutter, sidewalk, and storm drainage improvements. All improvements shall be constructed in accordance with plans approved by the City Engineer.
3. The off-set between the two westernmost driveways that intersect the east-west drive at the northern edge of the shopping center shall be eliminated subject to approval by the City Engineer.

Mr. Feverston advised that Centerville Properties has agreed with the above mentioned conditions.

Mayor Beals announced the receipt of correspondence from Minnie Fells Johnson, Executive Director for the Miami Valley Regional Transit Authority, advising that the RTA will institute "Dial-a-Ride" to provide bus service to Loop Road and Cross Pointe Center upon request by a customer.

Mayor Beals advised that the Kettering Medical School has offered the use of Ridgely Terrace for a Council Retreat in 1999 if that is the pleasure of City Council.

Following the Council Meeting held this date, the Work Session reconvened with Frank Leone and Municipal Attorney Robert Farquhar in attendance.

Portions of the proposed Community Lifestyle Ordinance which has been set for Public Hearing before Council on June 15, 1998 were reviewed. Discussion followed relative to the wording "The percentage of detached housing units shall at no time during the construction of the Lifestyle Community be less than 60% of all housing units constructed or under construction" being changed to read "The percentage of detached housing units shall at no time during the construction of the Lifestyle Community be less than 60% of all platted, single-family lots and unplatted housing units constructed or under construction". Mr. Horn outlined discussions with Great Traditions Land and Development concerning GT's proposal and the City's response to their proposal. Mr. Leone suggested that some flexibility be given GT which will benefit them while at the same time provide revenue for the City. One of GT's main concerns is the 60/40 proportion cap on the construction of attached units. Council concurred that the 60/40 ratio be pursued with the Ordinance being changed to provide for 60% of all platted, single-family lots and unplatted housing units constructed or under construction. If this percentage is totally unacceptable to GT, another percentage be negotiated, perhaps 50/50, but that a ratio be included in the proposed Ordinance.

Upon suggestion of Mr. Reppert, Council discussed the establishment of a joint City/Township Historical Commission. Mr. Farquhar will prepare legislation to abolish the current Centerville Historical Commission and establish a joint Historical Commission to become effective January 1, 1999.

Upon question by Mr. Kingseed, Mr. Feverston advised that a new plan has been submitted by Charles Simms for the development of the Weller Farm located a 7520 Clyo Road. The plan to be considered by the Planning Commission on Tuesday, June 9, 1998 is for the construction of single-family residential homes in a clustered development.

In answer to an inquiry by Mayor Beals, Mr. Feverston outlined progress being made to the McCracken House at 59 East Franklin Street.

Mr. Feverston reviewed the minor change proposed to the section of the Centerville Zoning Ordinance relating to Variances. The deletion of "unnecessary hardship" is a result of a decision by the Ohio Supreme Court that an applicant for a variance need only to show practical difficulties.

No comments were received from Council relative to rezonings for the DeSaro property and the Hoertt property, both of which have been set for Public Hearing on June 15, 1998.

Council concurred that the following reappointments be made:

Centerville Arts Commission:

Carla Bleil

Anita Looper

Mary Bolton


Mary Ann Gasior, Chairman

Centerville Historical Commission:

Betty Ann Perkins, Chairman

Mr. Horn outlined a deficiency that has been made relative to the payment of Council compensation which has been, at times, not according to the Ordinance which provides that compensation be based upon the Consumer Price Index. The majority of Council concurred that the Ordinance passed in 1979 not be changed, and that compensation be paid in accordance with the formula outlined in the Ordinance.

Council concurred that a Work Session not be held on Monday, July 6, 1998 unless it becomes necessary.


Marilyn J. McLaughlin
Clerk of Council

Approved: 

Mayor