

Centerville City Council
Work Session Meeting
December 7, 1998

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

Residents Jack Kindler
Robert Looper

Mr. Feverston reviewed for Council a proposed Master Plan submitted by Yankee Trace Development, Inc. to incorporate existing Yankee Trace residential parcels, The Golf Club at Yankee Trace, and future Yankee Trace residential parcels into a total Lifestyle Community. The acreage involved is 547.4 acres with the development of 913 units overall at a density less than 2 units per acre. Mr. Feverston reviewed a Community Illustrative Plan for the future development of the total acreage. He outlined the requirements for the development of a Lifestyle Community and explained how this Master Plan meets these requirements. The only areas upon which attached dwellings are being considered are parcels 5 and 22, the area proposed for development by Bethany. Upon question of Mrs. Lienesch, Mr. Feverston explained how trees will be preserved around the perimeter of parcel number 23. The Planning Commission, by unanimous vote, recommended approval of this Lifestyle Community Master Plan to Council, subject to the following conditions:

1. All plans for "skin improvements" including the gas street lights, hiker/biker paths, signs, decorative wall, horse park fence, and landscape mounding are approved as per the original residential cluster development plan approved by the Planning Commission on August 9, 1994, and the agreement between the City of Centerville and Great Traditions Development Group, Inc.
2. The hiker/biker path shall extend through parcel 12 from Yankee Trace Drive to the southwest corner of the parcel to provide access to the Yankee Trace clubhouse subject to approval by the City Planner.
3. A roadway(s) shall be constructed through parcels 14 and 15 to connect Yankee Trace Drive to Paragon Road and to Shawnee Trail. The final design of the

- roadway(s) shall be subject to approval by the Planning Commission.
4. The design and cross-section of all roadways are approved as per the original residential cluster development plan approved by the Planning Commission on August 9, 1994.
 5. All building setbacks to the golf course shall be 40 feet unless specifically approved by the Planning Commission. Building setbacks to all other lot lines shall be per the original residential cluster development plan approved by the Planning Commission on August 9, 1994, and the agreement between the City of Centerville and Great Traditions Development Group, Inc.

Jim Kiefer and Jim Sullivan, representing Great Traditions, were present at this meeting to answer questions of City Council. They explained how 167 acres of undeveloped land will be governed by the requirements of the City's Lifestyle Ordinance. Mr. Feverston reviewed the connecting roadway on this plan from the homestead area to Washington Church Road.

Mr. Feverston reviewed the City initiated application for Landmark Designation for the Wilson-Weller at 7520 Clyo Road. The owner of the property concurs with the designation of the house as a Landmark. The Board of Architectural Review in reviewing this application found that all requirements had been met for Landmark Designation and recommended approval of the application to City Council. Mr. Feverston pointed out the fact that only the house is proposed for Landmark Designation.

Mr. Weaver briefly reviewed bids received for the Yankee Trace Drive Improvements. Council concurred with his recommendation that the bid be awarded to Dinnen Excavating.

Council concurred with the proposed Contract between the City of Centerville and the Montgomery County Public Defender Commission for the year 1999 to provide legal counsel to indigent persons charged with violation of the City's Municipal Ordinance, the outcome of which could result in the loss of liberty of said person.

Discussion followed relative to the future use for the Asahel Wright House. Pros and cons were considered relative to lease of the building to the Centerville Historical Society in cooperation with the Centerville Historical Commission, the Centerville Arts Commission and the Centerville Four Corners Association. Also discussed was the sale of the property in consideration of the cost to the City of Centerville to make necessary repairs and continued maintenance. The majority of Council concurred that Mr. Horn prepare a five year plan for the maintenance of the Wright House upon lease to the Centerville Historical Society including the involvement of the Centerville Arts Commission, the Centerville Historical Commission and the Centerville Four Corners Association. However, before leasing the Asahel Wright House to the Historical Society, the City will make necessary repairs.

City Council concurred that no Council Work Session be held on Monday, December 28, 1998 or Monday, January 4, 1999, unless deemed necessary.

Mr. Horn advised that Seniors, Inc. would like to meet with City Council at a future Work Session meeting.

Mr. Horn announced the proposed relocation for the employees of the Montgomery Health Department who have occupied an office in the Centerville Municipal Building for many years. Due to the necessity for an office for the NIKE Tournament, Mr. Horn proposed relocating the County employees in the City owned house on the north side of Spring Valley Road. They will retain their office in said building on a month to month basis.

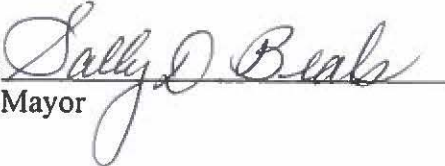
Mr. Horn reviewed with Council proposed winter hours in the restaurant in the Gallery at Yankee Trace. He explained how dollars received do not justify open hours beyond his recommendation. Mr. Kingseed and Mr. Reppert suggested that the menu be cut and that the facility be open for service more than two evenings each week. The majority of Council concurred with Mr. Horn's recommendation.

Mr. Horn advised that a Resolution will be prepared in support of the NIKE Tournament to encourage and to authorize City employees to participate in its success.

Mr. Horn informed Council that Great Traditions Land Development Group, Inc. is pursuing Homearama at The Golf Club at Yankee Trace in the year 2000. The majority of Council concurred that this endeavor be pursued.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor