

Centerville City Council
Work Session Meeting
May 12, 1997

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

Mr. Horn advised that no new information is available relative to the Preliminary Loan Agreement between Daniel Doepke, John Neace and the Centerville Community Improvement Corporation. He suggested that enabling legislation be prepared for Council's consideration to authorize the City Manager to allocate moneys to the CCIC for economic development.

Mr. Horn reported that the renewal of a four year contract with the Dayton Power & Light Company for the lighting of streets in various Municipalities is currently being developed by the Miami Valley Cable Council.

Mr. Horn announced the fact that an additional intersection (Centerville Business Parkway/Clyo Road) has been added to the City's Request for Proposals for a traffic signal study involving three other intersections in the City of Centerville.

Mr. Horn advised that review continues relative to draws made by the Great Traditions Land and Development Company on their financial situation involving Yankee Trace.

Randy Daniel, Executive Director of South Metro Chamber of Commerce, was present at this meeting to review for Council 1996-97 Highlights and accomplishments and priorities established for the year 1997-98. He brought attention to the fact that the Chamber has received a grant from the State of Ohio to implement a school-to-work program in an effort to bring partners together to ensure that students have an equal opportunity to succeed in the ever-changing world of work. Mr. Daniel advised that the development of a community promotional brochure for the various entities having membership in the South Metro Chamber of Commerce is currently being considered.

Mr. Feverston reviewed for Council a Variance Application submitted by Wrapsody,

LTD, to place a sign 12 feet into the public right-of-way in front of 298 North Main Street. He located the subject property on a map, being in the Architectural Preservation District. He explained how this particular lot is very shallow, being approximately 93 feet deep, ½ of the front deck is also in the public right-of-way. This Variance was considered by the Board of Architectural Review during their meeting on May 6, 1997. Mr. Feverston advised that due to the fact that this sign is proposed in the public right-of-way, City Council must make the final decision on this Variance Application. The Board of Architectural Review recommended to Council that either vacation of right-of-way to allow the location of the sign as proposed by the applicant, or the Variance Application be approved as requested. Mr. Feverston identified the fact that other signs along the east side of North Main Street in this particular area are also in the public right-of-way. This excess right-of-way is not currently being used by the City of Centerville. Discussion followed relative to the ownership of this right-of-way and how it was acquired. It was determined that additional research is necessary before a decision can be made to rectify this right-of-way problem. Three options were identified relative to this Application: a Variance be granted for the placement of a sign in the public right-of-way, the City vacate the excess right-of-way, or permit a temporary sign variance until all issues can be investigated and a solution resolved. Mr. Feverston will prepare a more detailed sketch of the proposal for Council's consideration at the May 19, 1997 Council Meeting.

Mr. Feverston reviewed an application submitted by Donald and Margaret Martin to designate a homestead at 9505 Yankee Street as a landmark. Being focused as a landmark is the house only. The Planning Commission recommended landmark designation for this building which is more particularly known by local historians as the Asher Tibbals House. The Board of Architectural Review, following a Public Hearing on this application, recommended to City Council that the property at 9505 Yankee Street receive Landmark Designation.

Mr. Feverston reviewed for Council a draft Ordinance to amend the Zoning Ordinance to establish regulations and procedures for the creation of landscape, screening and bufferyard requirements within the City of Centerville

Mr. Compton entered the meeting at this time.

During discussion relative to different sections in this proposed Ordinance, the following suggestions were made for inclusion:

- A bond be required to assure conformance.
- The point from where the height of a fence is measured be more clearly identified.
- Permission to place a solid wall in the front yard of a material in keeping with the structure on the property - ways considered were by Variance, permitted by the Planning Commission on a case by case basis, or by a special application to the Planning Commission.

Members of Council suggested that this Ordinance be presented to the Nestle Creek Homeowners Association and to the Home Builders Association of Dayton and the Miami Valley to received their input. This Ordinance will be redrafted for further review by the Planning Commission and City Council.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor