

Centerville City Council
Work Session Meeting
June 2, 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
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Public Works Director Steve Weaver
City Planner Steve Feverston

An Appeal on a decision rendered by the Planning Commission concerning a Variance Application for a rear yard set back of 23.5 feet, instead of the required 30 feet, for property located at 814 Deer Run Road has been filed by David Beyerle, on behalf of William and Georgia Gillespie.

David Beyerle, William Gillespie, Georgia Gillespie, Timothy Gillespie, and Debbie Gillespie were present at this meeting to discuss the Appeal.

Mr. Feverston reviewed for Council said property. The property is located on a private lane in the Deer Run Condominium Complex and is zoned R-PD, Residential Planned Development. The area to the south of the property is zoned I-1, Light Industrial, which is undeveloped land, while the area to the west is zoned R-1c, Single Family Residential. A 30 foot setback exists along both the west and south sides of the property, which divides the Pleasant Hill Swim and Tennis Club directly to the west.

Mr. Feverston explained that the existing patio currently encroaches into the required setback. Concrete patios are permitted to encroach into the required setback, as stated in the Zoning Ordinance; however, any type of structure built upon the patio requires a variance. Mr. and Mrs. Gillespie desire a screened-in porch to be built upon the patio. The Planning Commission saw no hardship proven and denied the Variance Application.

Mr. Beyerle explained that due to the configuration of the property on the lot, and the utility easement on the east side of the property, moving the structure to a different location is not possible.

Council will consider action on this matter on June 16, 1997 at the scheduled Public Hearing.

An Appeal on a decision rendered by the Planning Commission concerning a request for an amendment to the Landscape Plan previously approved with a Planning Commission Special Approval Application, was filed by Drew A. Shock for property located at 5600 Clyo Road. The property, Anna's Child Care and Learning Center, Inc., is doing business as Early Beginnings.

Mr. Drew A. Shock and Mrs. Jackie Shock were present at this meeting to discuss this Appeal.

Mr. Feverston reviewed the request to delete a portion of the Landscaping Plan for Council. Mr. Shock is requesting that due to the preservation of seven (7) existing trees along the east property line, the five (5) Honey Locust trees to be planted in the same area be deleted. In addition, relief is sought to delete three (3) Crabapple trees and Youngstown Junipers in the circle driveway along Clyo Road due to bugs and bees attracted to these types of plantings which pose a possible safety issue for clients. Mr. Feverston located the property on the map. A BP station is located directly to the east, and St. Francis Church located to the south. The Planning Commission rejected this request and feels that the landscaping should be finished according to the plan.

Mr. Shock explained to Council that he has already planted screening at the southern boundary of the property, added two (2) trees on the islands in the parking lot, two (2) pine trees on each side of the building, and added plantings around the building itself. He feels that the existing trees on the eastern boundary were preserved and he would be planting new trees under mature trees. As for the plantings required on the detention basin in the center of the circle driveway, he feels that water run off would create a problem. In addition, Mr. Shock stated that low lying shrubs in that area would obscure visibility for drivers, and he is requesting relief from any additional landscaping to the property.

Mr. Horn explained to Mr. Shock that while Centerville has been fortunate with a majority of its developers, of late some developers have not completed the landscaping that appeared on their original site plans.

Council requested that Mr. Shock meet with City Planner, Steve Feverston, and City Horticulturist, Mike Engler, to come to an agreement concerning additional landscaping required on the property.

Council will consider action on this Appeal on June 16, 1997, at the scheduled Public Hearing.

Mayor Beals reviewed a request made by William W. Burnett, Wright Brothers Station, to pass a resolution in support of enhancing the State Seal of Ohio, with the addition of a replica of the Wright Brothers Flyer on the Seal. Council concurred.

Mr. Horn reported that the Agreement arranged between the City and the Krass's concerning the double booking of their wedding, may be reimbursed through our insurance company.

Mr. Horn announced that a small ATM machine is being sought for the back lobby of The Clubhouse at Yankee Trace. To date, it appears that the ATM machine may be placed by Fifth Third Bank; however, quotes are still being sought.

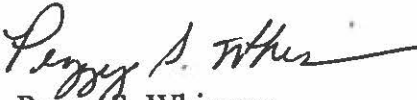
Mr. Horn received the ED/GE rankings today, and will put the results in Friday's packets. It appears that the first five include the Reynolds and Reynolds relocation project and the baseball stadium.

Mr. Horn advised that Mr. Curry, Mr. Harnish, and Mr. Leone will be attending the June 9th Work Session to review their findings from the recent audit of Great Traditions. He further advised that he met today with Mr. Tom Humes to discuss Great Traditions financial stability concerning Yankee Trace, and the possible adjustments that may be made to the Agreement between the City and Great Traditions. Mr. Humes has requested a meeting with Council to discuss these issues. Mr. Horn will schedule that meeting for July 7, 1997, and will invite Messrs. Curry, Harnish, and Leone to attend.


Mr. Feverston reviewed for Council the recent Planning Commission meeting that dealt with the two (2) rezoning requests and the two (2) site plans for property located at the northeast corner of Clyo and Bigger Roads. The Planning Commission dealt with each request separately:

1. The rezoning request by Hills Real Estate to change the zoning from I-1, Light Industrial to B-2, Business. The Planning Commission voted against this request by a vote of 5-0.
2. The City initiated rezoning request to change the zoning from I-1, Industrial to O-S, Office Service. The Planning Commission voted in favor of this request by a vote of 3-2.
3. The site plan for Revco was tabled until a time when the zoning was decided.
4. The site plan for the Mini-Warehouses was tabled until June 10, 1997.

On June 16, 1997, Council will set the rezonings for Public Hearing. The Public Hearing will be set for July 21, 1997.


Peggy S. Whisman
Assistant Clerk of Council

Approved:


Mayor