

Centerville City Council
Work Session Meeting
December 1, 1997

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

Councilmember Elect George Smith

John and Deborah Edsall, Edsall & Associates, were present at this meeting to review for Council the development of a Master Plan for the Leonard E. Stubbs Memorial Park. Deborah explained an aerial photo of the current layout of the park and a sketch of some of their preliminary plans. She reviewed some of the responses received from the citizen survey sent to residents in the last issue of the Town Crier and comments received at the first public meeting held to receive input from residents. She outlined amenities which are desired in parks today as opposed to several years ago. Deborah solicited comments from members of Council. Various Councilmembers emphasized the importance of casual recreation, such as shuffleboard, crochet, non-league baseball, ponds, playgrounds, enlargement of facilities at amphitheater, lights, and versatile sand courts. Mayor Beals stressed the importance of maintaining what Tom Stolz has placed in the park. Discussion followed relative to the impact on the park if a police facility is located southeast of the park and if Virginia Avenue is extended between Bristol Drive and Spring Valley Road. John indicated their desire for the extension of Virginia Avenue in order to improve access into this community park. Consideration was given to the extension of Virginia Avenue as a through street and extending it south from Bristol Drive to end in a cul-de-sac. Mr. Singer advised that he would like to see an either/or list of amenities to be provided in the park before a Master Plan is prepared.

Mr. Feverston reviewed his evaluation of the zoning of specified parcels throughout the City consisting of possible zoning changes and zoning of recently annexed land. Zoning changes have been recommended to provide better consistency with surrounding properties. Council expressed the importance of notifying the affected property owners if a zone change is contemplated prior to it being set for Public Hearing before the Planning Commission. As a result of discussion concerning the zoning and/or rezoning of certain parcels of land, the majority of Council concurred with the following:

That the property located on 7234 North Main Street not be rezoned to O-S (Office-Service).

That the rezoning of property owned by The Franciscan at St. Leonard recently annexed to the City of Centerville to R-PD (Residential-Planned Development) not take place until the impact of a change from Agricultural to R-PD relative to tax purposes has been determined.

Mr. Reppert brought attention to the fact that land annexed to the City of Centerville should be rezoned to a Centerville zone classification within a designated period of time. Upon research of the Zoning Ordinance, it was determined that the City shall diligently within three months zone property after annexation.

Mrs. Lienesch advised that Sugarcreek Township has officially asked Centerville and Washington Township to join the Aircraft Noise Task Force, however there are pros and cons to be considered. A letter has been sent to Executive Director Nora Lake for Miami Valley Regional Planning Commission's participation.

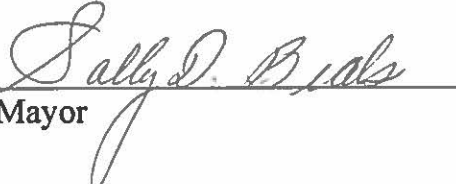
Mr. Horn reviewed a request of Chief of Police Steve Walker that the positions of Dispatcher and Records Clerk become a slashed position so that the employees so entitled can perform both functions. The Police Department will apply for another Cops Fast Grant. If said grant is awarded to the City of Centerville, funds for two positions will not become available until August of 1998. Chief Walker recommends that the new one-half year position for a police officer be deleted from the budget. If a grant is not received this position will be discussed at a later date.

Mr. Horn reported that plans for the restoration of the structure located at the southwest corner of Main and Franklin Street submitted by Dan Doepke have been approved by the Board of Architectural Review and members of the City Staff. Upon question of Mr. Reppert, Mr. Weaver explained how boards that need to be replaced are replaced throughout the restoration process. Mr. Reppert expressed concern that restoration take place correctly.

Mr. Horn advised that noise measurements will be completed for Centerville and Washington Township by Woolpert within the next several weeks.

Mr. Horn updated Council on concerns expressed by Tom Hume relative to the residential development at Yankee Trace. He is concerned with density permitted and the type of units which can be constructed on various pods. Mr. Hume has been under the impression that he could construct attached units at a density of six units per acre on the property he purchased from the Yankee Development Group north of the Yankee Trace golf and residential community. Residents in Yankee Trace have been told differently. Mr. Feverston promoted that pods be rezoned as needed to permit the density and type units requested in order that consistency will exist with other areas in the City with the same zone classification. Additional research of the contract between the City and Great Traditions will take place prior to a meeting between City Council and Mr. Hume scheduled for the December 8, 1997 Council Work Session Meeting.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor