

Centerville City Council
Work Session Meeting
December 8, 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
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

Brenda Badgley and Francoise Couture, representing the Centerville Four Corners Association, were present at this meeting to review for Council their likes and dislikes with the Architectural Preservation District. Mrs. Couture outlined expenses incurred by APD property owners for constant maintenance and repair to their historic structures. She suggested that some type compensation be considered by the City of Centerville for property owners in the AP district in a fair and equitable manner to all, in consideration of the fact that buildings in the AP district are bound by more restrictions than any other area of the City.

Mrs. Couture asked for help from the City to make the AP district different and appealing. Mr. Feverston reviewed the Tax Abatement program for property owners in the district. Under this program, the value of remodeling, additions to an existing structure, or the construction of a new building may qualify for tax abatement upon proper application being made to the City of Centerville. Mrs. Badgley suggested that well maintained attractive planters be placed throughout the district. Further discussion revealed the desire for the correct type of trees to be planted along the roadways, that the City provide better maintenance of property along the roadways, and that businesses be encouraged to maintain and to beautify the exterior of their buildings. Upon question of Mr. Compton, Mrs. Couture identified the charge of the Four Corners Association to bring businesses together and to help each other to discuss problems and find solutions.

Mayor Beals advised that the Sister City Committee has recommended that Joanna Clay be appointed as Chairman of the Sister City Committee to a one year term commencing January 1, 1998. Council concurred with this appointment.

Council concurred that the following reappointments be made as follows:

Lucia Kunst - Sister City Committee

Robert Perkins - Property Review Commission

Mary Higgins - City Beautiful Commission

Dan Carfagno - Chairman, Property Review Commission

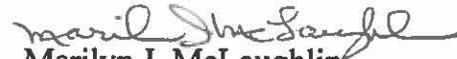
James Treffinger - Chairman, Board of Architectural Review

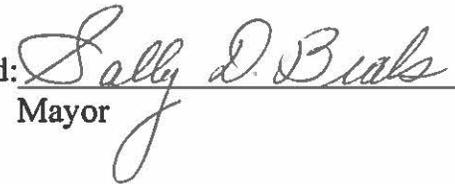
Tom Humes and Jim Kiefer, Great Traditions Land & Development Company, were present to identify two matters of concern with the Yankee Trace development: density and the desire for attached units on certain pods. Mr. Humes reviewed an overall plan for Yankee Trace detailing current and future development. 214 homesites have been developed to date on the original Centerville property. Additional land has been purchased adding 106 acres to the total community. He requested that the maximum density on the original Centerville property be increased to 598 units rather than 518 as previously designated. He further requested a density of 896 units on the total acreage at a density of 1.56 units per acre, said density arrived at by including the total residential and golf acreage. Great Traditions expressed their desire to construct some attached units in the Yankee Trace community and be permitted a density of 6 units per acre in certain areas. Bethany Lutheran Social Services has proposed the development of 215 units on 43 acres of land which includes 44 units in an assisted living facility, these to be located on the 106 acres recently purchased by Great Traditions. Following additional discussion relative to density desired, density preferred, and the type of units permitted on the various pods not yet under construction, Mr. Reppert asked that Mr. Horn prepare a recommendation for Council's consideration.

Mr. Horn reviewed for Council, information received relative to the purchase of a home in the Village South neighborhood by Mr. Roy Wells for the purpose of establishing a licensed adult family home for elder people. Mr. Feverston advised that the Ohio Revised Code has been changed to allow a licensed adult family home in any single-family residential district of any political subdivision. Due to the fact that the Centerville Zoning Ordinance is in conflict with this provision, Mr. Feverston recommended that the Centerville Zoning Ordinance be amended to conform to State code.

Mr. Horn briefly reviewed an easement to be granted to the City of Centerville by the Centerville-Washington Park District for stormwater detention in the Activity Center.

Discussion followed relative to the lack of response from Montgomery County Sanitary Engineering Department, Director James Brueggeman to a letter sent October 2, 1997, by Regis Lekan concerning the proposed clear water connection elimination program for residents of the Village South Subdivision. Mr. Singer asked that a letter be prepared by Mayor Beals to be sent to the Board of County Commissioners, Montgomery County relative to this issue, to be signed by all members of City Council.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor