

Centerville City Council
Work Session Meeting
April 8, 1996

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

Mr. Schwab reviewed an amendment to the previously approved plan for the Major Use Special Approval Application submitted by Hills Building & Construction Services Number 3 to construct a multi-family condominium project at the northeast quadrant of Bigger Road and Interstate 675. The location of the recreation facilities has been changed and the buildings reconfigured locating the detached garages on the end of the structures rather than in the front of the units. The density has been reduced on the revised plan from 214 units to 208 units. All buildings are located beyond the 50 foot setback required along the north side of the development adjacent to existing developments. The revised plan provides for 132 attached garages, an increase of four from the previously approved plan. Mr. Schwab recommended that an additional requirement be made "the pavement turning loop in the development be moved a little to the west from its previous location" if this revised plan is considered a minor amendment and concurred to by City Council. City Staff recommended that this revised plan be approved as a minor amendment.

Upon question of Mr. Stone, Glenn Brehm, Director of Land Development for Hills Developers, identified the amended site plan for Piper Landing as being more marketable, and better acoustics and smell elimination for units that were previously located over the garages. Mr. Singer questioned whether this amended site plan should be reconsidered by the City Planning Commission before consideration by City Council. The majority of Council concurred that the amendment submitted to the City of Centerville Planning Department on March 26, 1996 for Piper Landing is a minor amendment; the majority also concurred that the site plan as submitted be approved.

Mr. Horn advised that the Gallery at The Golf Club at Yankee Trace is showing increased attendance.

Mr. Horn announced that the Centerville Police union vote is scheduled for Friday, April 12, 1996.

Following discussion, the majority of Council concurred that a one year annual golf package be extended to Dr. Mehdi Ghaheri in appreciation for his assistance with two known annexation issues.

Mr. Horn outlined issues to be discussed with the Great Traditions Land & Development Company relative to public vs private streets in one of the Yankee Trace residential pods along the east side of Yankee Street.


Mr. Horn suggested that a Special Meeting of Council be scheduled for Monday, May 6, 1996, to accept bids for gas street lights at Yankee Trace, maintenance of City property, street resurfacing, and the purchase of a dump truck.

Mrs. Lienesch suggested that the City provide deposit areas for recyclables periodically for those persons who do not have said service by their private haulers. Following discussion relative to the pros and cons and previous experience, it was suggested that information be contained in the Town Crier listing drop off areas provided by other sources.

Mr. Schwab reviewed a proposed Ordinance to address problems existing at 274 Tauber Drive relative to the storage, sale and repair of vehicles in residential districts. Concerns were expressed with the lack of certain controls with the proposed Ordinance. Information relative to the issue will be obtained from other Municipalities for further consideration.

Mayor Beals expressed concern with the Centerville Arts Festival in the Leonard E. Stubbs Memorial Park situated near Spring Valley Road in consideration of the major roadway improvement in process to Spring Valley Road. She strongly suggested that the Festival be moved to the rear of the park, nearer the Amphitheater. Council concurred that a letter be addressed to the Centerville Arts Commission with this suggestion for their consideration.

Mr. Horn reviewed for Council a meeting he attended along with Chief of Police William Lickert relative to the construction of new police facilities. Recommended is a one floor structure on a three to four acre tract of land. He outlined different types of rooms recommended. Mr. Horn stressed the importance of considering proposals from the most qualified architects in this specified field.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor