

Centerville City Council
Work Session Meeting
April 22, 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

Larry Richter, Edge & Tinney Architects, Inc., Centerville City Schools Superintendent Frank DePalma, and Centerville City School Board Treasurer Michael Duggan were present at this meeting to review for Council their Planning Commission Special Approval Application submitted to the Planning Commission for an expansion and renovation to Tower Heights Middle School located at 195 North Johanna Drive in the City of Centerville. This Site Plan was deferred to City Council for final consideration following deliberations by the Planning Commission during their meeting held April 9, 1996. Mr. Richter reviewed the proposed expansion and renovation of Tower Heights as presented to the Planning Commission and outlined some concerns expressed by the Commission:

The overall height and mass of the proposed addition.

The lack of adequate screening along the north side of the building.

Staggered evergreen screening should be provided along the parking areas to the south.

Mr. Richter advised that the Site Plan being considered provides for 77 parking spaces, a high school regulation type gymnasium, and an adequate play area.

Mr. Schwab expressed the fact that the Planning Commission also expressed concern with:

The lack of coordination between building materials of the existing structure and the proposed addition.

The inconsistency of the windows on the rear of the building with the existing structure.

Adequate drainage in the play area.

He also identified some frustration with a lack of flexibility by the applicant when presenting and discussing the proposed plan with the Planning Commission.

Mr. Horn recommended that the parapet wall be lowered or removed, that the landscaping adjacent to the two proposed parking areas consist of dense staggered evergreen plantings, that the open area to the east of the expansion be regraded, and that several large trees be strategically located around the new gymnasium.

Mr. Richter reviewed an option presented to the City Planning Department that has been recommended by the Centerville City School Board that the parapet wall be lowered and the soldier course banding be removed above a line even with the top of the existing school roof.

The majority of Council concurred with the revised plan as presented, including recommendations outlined by Mr. Horn and Option A as detailed in correspondence received by the Planning Commission dated April 16, 1996.

Mr. Horn reviewed for Council his offer to Hazco Services, Inc. that the City provide up to \$10,000.00 toward the additional screening and landscaping required by the Planning Commission between their proposed location along I-675 and abutting residential property. Perhaps this gesture will help finalize their plan to locate in the City of Centerville.

Mr. Horn advised that the annexation petition for properties owned by the Yankee Development Group, Dennis Hoertt and the Burkhardts, consisting of approximately 149 acres is near completion. Mayor Beals will attempt to get a consensus from the Montgomery County Commissioners whether the property occupied by the water tower should be included on this annexation petition.

Discussion followed relative to Yankee Trace being the location for Homearama in 1997. The majority of Council concurred that a lot price reduction be offered to Great Traditions for those lots which would be utilized for Homearama at a reduction of \$2,000.00 per lot, not to exceed an overall reduction of \$54,000.00, if Yankee Trace is chosen for Homearama in 1997.

Mr. Horn reviewed for Council a proposed rental policy for the gazebo at Benham's Grove. Minor clarifications were suggested. The majority of Council concurred with the policy as revised.

Mayor Beals outlined some instances where the City Beautiful Commission and the Centerville Arts Commission have been going beyond their charge without City Council's consent. Discussion followed relative to the need for more City Staff guidance, and the fact that City Council sets policy for Boards and Commissions to follow. Upon suggestion by members of City Council, guidelines will be prepared for the various City

Boards and Commissions. Boards and Commissions will be encouraged to establish long range plans and goals for Council's consideration.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor