

Centerville City Council
Work Session Meeting
March 27, 1995

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor J.V. Stone
Councilmembers James Singer
Sally Beals
C. Mark Kingseed
Brooks Compton
Mark Beasley
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
Police Lieutenant Bruce Robertson
City Planner Steve Feverston

City Planning Commission applicants Thomas Walsh, Cindy Kerr, and Patricia Jacobs were interviewed by City Council. A decision for appointment to said commission will be made at a future work session.

Lieutenant Bruce Robertson reviewed the four (4) bids received for the purchase of a Complete Management Information System for the Police Department. The best and lowest bid for the software portion was submitted by the AMT Company. Lieutenant Robertson recommended that we accept the software portion of the bid from AMT, and reject all bids for the hardware. The hardware will be rebid, separately, and Lieutenant Robertson feels that by bidding the hardware only, the bids will come in substantially lower. Council will take action on the software portion of the bids at the next Council Meeting.

Steve Feverston reviewed for Council a proposed development plan for the Dr. Thomas Farm, located on East Franklin Street, just east of Centerville High School. The zoning classification for this entire tract of land is I-PD, Industrial Planned Development. Mr. Feverston recommended that the I-PD zoning classification remain.

The proposed is a multi-family residential development plan for fifteen (15) acres of land situated at the southern portion of this property. Given the layout of the development plan, residents would be required to access their neighborhood through the industrial

developments.

The six (6) acre portion of the development fronting along East Franklin Street be designated as a commercial and retail area. Retail commercial in general is prohibited in the I-PD zoning district. To permit a wide range of retail and commercial use would necessitate rezoning this land to B-1, neighborhood business or B-2, General Business.

Proposed is a roadway through the development that connects East Franklin Street to Clyo Road. Mr. Feverston recommended that a public street be constructed within this development to provide access for Centerville High School to Clyo Road via the internal street network.

The developer has requested tax abatement, and the City finance a portion of roadway improvements, as well as signalization on East Franklin Street.

The majority of Council concurred that tax abatement not be granted, that the City apply for EDGE monies for improvements to East Franklin Street or improvements be made through the special assessment process, and the I-PD zoning be maintained.

Mr. Horn stated that the City would be applying for EDGE monies for some improvements to East Franklin Street. He also felt that this improvement might tie into the Dr. Thomas Farm development.

Mr. Horn reviewed the findings of a tour taken by Lynn Russell, Steve Feverston, and Glenn Harper, (Ohio Historical Society) of the property located at 85 East Franklin Street and owned by the Centerville United Methodist Church. All three touring the property agreed that the house does have some historical and architectural significance, and was constructed in the 1880's to 1890's.

Centerville United Methodist Church would like to demolish or move this property, and restore the property located at 59 East Franklin Street, more particularly known as the McCracken House, along with some expansion of the Church and parking lot at some time in the future. Mr. Feverston recommended that no blanket approval be given at this time, that determination be made when plans are submitted for the expansion of the Church. Council recognizing that restoration of the McCracken House should be the responsibility of the Church and not of the City of Centerville, concurred with the following: Centerville United Methodist Church be the lead agent and be responsible for the maintenance and finances to renovate the McCracken House, to demolish or move the structure at 85 East Franklin Street if it interferes with their expansion project, and that the renovation of the McCracken House take place in six months, no later than the end of 1995. However, if at all possible, the structure at 85 East Franklin Street should be relocated.

Mr. Horn discussed with Council the fencing choices for Yankee Trace. Great Traditions' choice of fence material is PVC rather than wood. Mr. Horn agreed and Council concurred with this choice of fence material.

Mayor Heintz advised that a Retreat between City Council and the Washington

Township Trustees has been scheduled for Saturday, April 22, 1995, at Bergamo, from 8:30 a.m. to 4:30 p.m. Mayor Heintz submitted the following topics for discussion at the retreat: lawsuits, annexations, Senior's, Inc., long range plans concerning Police and Fire, communications, and areas of future cooperation.



Peggy S Whisman
Assistant Clerk of Council

Approved



Mayer