

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
MARCH 1, 1993

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Caucus Room

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers Mark Beasley  
Sally Beals  
James Singer  
J. V. Stone  
C. Mark Kingseed  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
City Engineer Norbert Hoffman  
Acting Municipal Attorney Dave Eubank  
City Planner Alan Schwab  
Assistant to the City Manager Judith Gilleland

Mr. Kingseed left the meeting at this time due to a potential conflict of interest in the next agenda item.

City Council discussed a proposal by the Centerville United Methodist Church concerning the structure located at 59 East Franklin Street, better known as the McCracken House. The Church proposed to give the house to the City of Centerville free and clear of any claims contingent upon the house being moved to another location. The proposal included several additional conditions. Mrs. Beals expressed her approval with the demolition of the garage and connecting portion, but believes that the house must be maintained at its present location to preserve the streetscape presently existing.

Centerville Historical Commission Chairman, James Teske reviewed a meeting he recently attended between representatives from the Church and the City Manager relative to the future of the McCracken House. He outlined decisions made by the City of Centerville in previous years, the current status and options available concerning the future of the house at 59 East Franklin Street.

Mr. Kingseed returned to the meeting at this time.

Mr. Horn reviewed the bids received for the extension of Clyo Road from Bigger Road east to Wilmington Pike.

Mr. Schwab reviewed for Council the Record Plan for Nestle Creek II, Section Two, a 9,597 acre parcel to be divided into nineteen lots located on the east side of Bigger Road, north of Alexandersville-Bellbrook Road at Marwyck Drive. The zoning of the property is R-1c, Single-Family Residential. Mr. Schwab advised that the Planning Commission unanimously recommended

approval of this Record Plan to City Council subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a Subdivider's Agreement entered into with the City by the developer.
3. The developer shall place monies in escrow to the City, in an amount necessary to construct a full width improvement to Alexandersville-Bellbrook Road including additional lane of pavement, sidewalks, curb, and storm sewers, less the cost of constructing any temporary improvements, including a left-turn lane and sidewalk, deemed necessary by the City Engineer. The escrow amount shall be subject to approval by the City Engineer.
4. An access easement to the detention pond shall be established for emergency maintenance of the pond by the City.

Discussion followed relative to the Appeals filed by Charles V. Simms and Elizabeth Ann Simms against decisions rendered by the Planning Commission concerning Applications filed by Frisch's Restaurants, Inc. for property located along South Main Street across from the Elder Beerman Store. Mr. Eubank explained the fact that the Appeal filed against the Rezoning Request has no meaning. The action taken by the Planning Commission relative to the Rezoning Request was a recommendation to City Council not an approval. Discussion followed relative to B-1, Neighborhood Business vs B-2, General Business zoning classifications. Mr. Horn recommended that, if the decisions of the Planning Commission are upheld during the Public Hearing concerning Applications for Frisch's, that a condition be added by City Council to the Special Approval Application, that being:

Money be placed in escrow by the developer with the City for the cost of one lane of pavement, sidewalk, curb, gutter and storm sewer along the South Main Street frontage and one fourth the cost of traffic signalization at the South Main Street/Sheehan Road intersection. If outside City funding of part of the cost for the construction of the South Main Street Improvement Project is obtained, the money placed in escrow by the developer shall be reduced to an amount to cover the City's share of the cost of constructing the above improvements adjacent to the developer's property.

Following the Special Council Meeting held this date, the Work Session reconvened to continue the discussion relative to the McCracken House at 59 East Franklin Street.

Mr. Kingseed left the meeting at this time due to a potential conflict of interest in this agenda item.

Mr. Teske continued his discussion relative to options for the future of the McCracken House.

Mr. Kingseed returned to the meeting at this time.

A 25th Anniversary for Centerville as a City was briefly discussed by Council. Mr. Beasley suggested that a group of residents interested in pursuing this be given the charge.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor