

Centerville City Council
Planning Commission
Joint Meeting
December 1, 2008

The Council of the City of Centerville and the Planning Commission met in Joint Session on Monday, December 1, 2008, at 7:00 p.m. in the Law Library at the Centerville Municipal Building.

City of Centerville:

Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: John Beals
Brooks Compton
Belinda Kenley
Paul Gresham
James Singer
Clerk of Council Debra James
City Manager Gregory Horn
City Planner Steven Feverston
Assistant City Planner Ryan Lee
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman
Resident: Rodney Miller

Planning Commission:

Paul Clark, Chair
James Briggs
James Brunner
James Durham
Jeff Gammell
John Palcher

Property Maintenance Code Task Force:

James Gallagher

Mr. Compton made a motion to convene into Executive Session regarding Personnel. Mr. Singer seconded the motion. A roll call vote resulted in five ayes. Dr. Gresham entered the meeting during the Executive Session. At such time, after no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mr. Beals seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Ms. Betty Lou Carney will be appointed to the Arts Commission at the December Council Meeting.

Mr. Steve Feverston gave a summary outline for the proposed Unified Development Ordinance (UDO) for the City of Centerville. The UDO Task Force, Planning Commission and City Staff are responsible for the preparation of this Ordinance. The UDO consolidates all regulations that govern land use and development, including zoning and subdivision, into one document and is designed for ease of use by the public. Mr. Feverston explained that Article 5, Development Procedure streamlines the review processes and procedures for the various applications that will be reviewed by the City under the UDO. The UDO establishes base zoning districts for the City that are the equivalent to existing zoning districts. The format of the UDO is changed from the current regulations to make them more easily read and understood and to allow for more consistent interpretation and enforcement. The UDO also establishes overlay zoning districts that are new districts created to do a couple of things. First, these districts allow for more creative development through the use of form-based design rather than the traditional Euclidian Zoning Ordinance. Second, the overlay district allows portions of the City, particularly some of the older neighborhoods, to become legally conforming with regards to lot size, setback, etc. The UDO will also have a new zoning map to replace the current zoning map. Finally, the UDO creates a new zoning district, R-1e. The Planning Commission has proposed this district as another means of providing for more creative single-family development. No land is being rezoned to R-1e as a part of the UDO.

Mrs. Kenley entered the meeting at this time.

Mr. Cline spoke to the Planning Commission members in attendance that he and Council appreciate all of the time, effort and expertise that the members of the Planning Commission bring to the table. The City is very fortunate to have such an informed group of members on the Planning Commission. Compiling the UDO has been a two and a half year process, and Mr. Cline acknowledged the members of the Planning Commission, members of the Unified Development Ordinance Task Force and City Staff for all of their hard work and effort in creating the UDO. A Public Hearing will be held on December 15, 2008, regarding the Unified Development Ordinance. A separate Public Hearing will be held after adopting the UDO for an amendment regarding non-conforming uses. The amendment pertains to the sunset provision for resolving non-conforming uses concerning recreational vehicles. Council is wanting a shorter time period (18 months) for a resident to comply with the UDO. Mr. Singer asked for clarification of this process and inquired why we are proceeding in this way.

Mr. Clark, Planning Commission Chair, asked City Council for direction from Council with regards to temporary signs. He stated that the Commission met in Work Session to discuss ways to make our sign ordinance compliant with recent court rulings.

Mayor Kingseed explained the City's request from real estate brokers regarding leader signs for open houses. The realtors are seeking relief of the City's sign ordinance

on Sunday afternoons. Council concurred that some relief is needed, and they will revisit this issue in approximately four months.

Mr. Cahall gave an update on the Economic Development Grant Agreement with The Connor Group. The Connor Group is asking for one minor change in Section 5 of the Agreement. (By adding the wording "by the end of the tax year" 2011) Council is in agreement to move forward in entering into this Agreement and a Resolution will be prepared for the December Council Meeting.

Mr. Horn explained that representatives from Cole Russell Architects and the Danis Construction Company will be at the first Council Work Session in January to review the new Public Works Facility. Council supports the concept of going green whenever practicable whether it is for a new building or renovation of an existing structure. Mr. Beals reported that, after attending the NLC Conference last month, he believes it is important to look into programs such as LEED (Leadership in Energy & Environmental Design) and the Energy Star Partner Program. He and Mrs. Kenley received information at the conference and will share this information with Council. Council wants to promote that the City is interested in becoming more energy efficient and environmentally friendly and is looking into ways that can be done with the new construction of the Public Works facility that is scheduled to begin construction in 2009.

Mr. Horn reported that the Dille Family and Bear Creek Capital do not currently have a contract. There may be some interest with other developers and Bear Creek is hoping to extend their agreement with the Dilles in the next couple of days.

Mayor Kingseed announced that he is having lunch with Washington Township Trustee, Joyce Young, Tuesday, December 2nd.

Dr. Gresham made a motion to convene into Executive Session regarding Personnel and Litigation. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. The motion was passed unanimously.

Debra A. James
Clerk of Council

Approved _____
C. Mark Kingseed, Mayor