

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, April 6, 2015, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation and the Pledge of Allegiance with Mayor Kingseed presiding. Council Members and City Staff were present as follows:

Deputy-Mayor	Brooks Compton
Council Members	John Palcher
	Paul Gresham
	Belinda Kenley
	JoAnne Rau
Clerk of Council	Debra James
City Manager	Gregory Horn
Finance Director	Steven Hinshaw
City Planner	Andrew Rodney
Public Works Director	Doug Spittler
Assistant to the City Manager	Jennifer Wilder
Assistant to the City Manager	Kristen Gopman
Municipal Attorney	Scott Liberman

Mr. Beals was absent because he was out of town. Dr. Gresham made a motion to excuse the absence of Mr. Beals. Mr. Compton seconded the motion. The motion passed 6-0.

APPLICATION P-2014-0039: FINAL DEVELOPMENT PLAN, PHASE 2  
APPLICANT, ROBERT HALL FOR CORNERSTONE DEVELOPERS, LTD

Mr. Compton made a motion to remove from the table for consideration the Phase 2 Final Development Plan for Cornerstone North. Dr. Gresham seconded the motion. The motion passed 6-0.

In the report of the Planning Commission, Mr. Rodney introduced Application P-2014-0039, the Final Development Plan for Cornerstone North Phase 2, north of Feedwire Road and east of the Costco site, that had been tabled on March 16, 2015. Mr. Rodney asked Council direction whether to give the full presentation on the application, since the main purpose of this meeting was to review the conditions that might be attached to an approval. When no one requested a full Planning Department presentation, Mayor Kingseed opened the public hearing. Seeing no speakers, he closed it.

Discussion among the members of Council followed. Mr. Compton suggested deleting Condition 18, but Mr. Liberman recommended the following alteration of the language of Condition 18 for consideration by Council:

18. Prior to the recording of the record plan, the City and the developer shall enter into either a Memorandum of Understanding or an amendment to the Development Agreement summarizing the financial arrangements for subsequent phases.

When asked about any objections to Mr. Liberman's proposed amendment to Condition #18, Mr. George Oberer voiced no objection.

Mayor Kingseed asked about Condition #16 concerning EMS and fire service to the Cornerstone area. Mayor Kingseed pointed out that the fire district had been revoked, but Dr. Gresham voiced remaining concerns that the issue was not fully settled. Mayor Kingseed felt Condition #16 should be deleted.

Mayor Kingseed turned to Condition #14 concerning decorative concrete at the intersection of Klinger Lane and Cornerstone North Boulevard. Mr. Compton noted that in work session the Council had reached consensus that it was important for the main entryways to match. Council wished to retain Condition #14.

Mr. Horn pointed out the need to clarify Condition #2. He noted the Traffic Impact Study had been received and accepted by the City after Mr. Oberer agreed to removal of the disclaimer letter that had been attached.

Mr. Compton made a motion to approve Application P-2014-0039, the Cornerstone North Final Development Plan for Phase 2 with the following changes.

- Removal of Condition #16.
- The amendment of Condition #18 to reflect the language recommended by Municipal Attorney Scott Liberman, as shown above.
- Noting the acceptance of the Traffic Impact Study.

Mrs. Kenley seconded the motion. The motion passed 5-1, with Dr. Gresham voting no.

Therefore the revised conditions are as follows:

1. The Cornerstone North Phase 2 Final Development Plan shall conform to the approved Cornerstone North Preliminary Development Plan Amendment 1 and all conditions of approval contained therein as determined by the City Planner.
2. The City of Centerville hereby accepts and approves the Traffic Impact Study dated March 10, 2015, as submitted by the applicant, subject to the deletion of all disclaimers that were included in the Study by the applicant.
3. This Final Development Plan shall conform to the approved Cornerstone Section 3 plat (2014-0040) as determined by the City Planner.
4. The private portions of Cornerstone North Boulevard shall be designed and built to public street standards up to the boundary with Lot #3. An appropriate transition of vehicle and pedestrian ways across this boundary shall be designed in accordance with the Major Site Plans for Lots #2 and #3. Final design shall be in coordination with the Major Site Plans for both Lot #2 and #3 as determined by the City Engineer.

5. Public/private construction access, construction timing of public improvements, and maintenance of traffic on public roads shall be at the discretion of the Public Works Department.
6. Final location and design of all street and utility infrastructure is subject to the review and approval of the City Engineer.
7. Bufferyards and landscape treatments shall be consistent and harmonious with Phase 1A as determined by the City Planner.
8. Perimeter bufferyards, mounding and landscaping shall be provided along Feedwire Road and I-675 in accordance with Article 9.25, Table 9.6 of the UDO. Final design of the bufferyard treatments along I-675 may be coordinated with the Major Site Plan for Lot #3.
9. All lighting of vehicular and pedestrian ways shall be consistent and harmonious with Phase 1A as determined by the City Planner.
10. Landscaping and bufferyard treatments of a sufficient depth and density shall be provided along the northern boundary of Phase 2 to adequately screen the large format retail uses from the proposed residential areas to the north as determined by the City Planner. Such treatments shall be determined during the Major Site Design review phase for each lot.
11. Final location of any proposed pylon signage shall not be determined by this Final Development Plan.
12. Temporary emergency access turnaround(s) shall be constructed – if necessary – to the specifications of the Sugarcreek Township Fire Department and the City Engineer.
13. Landscape islands within Cornerstone North Boulevard shall be irrigated and maintained by the Master Property Owner's Association.
14. The intersection of Cornerstone North Boulevard and Clinger Lane shall include a decorative concrete treatment consistent with the treatment at Dille Drive and Charles Drive.
15. A revised set of FDP documents shall be submitted to the City Planner for archival purposes, reflecting all conditions of approval. Such documents shall also include a Grading Plan which reflects the entirety of Phase 2.
16. That the Applicant and City shall mutually develop and agree upon a comprehensive construction access and staging plan for Phase 2 public and private construction activities prior to the issuance of any zoning or building permits related to Phase 2.

17. Prior to the recording of the record plan, the City and Developer shall enter into either a Memorandum of Understanding or Amendment to the Development Agreement summarizing the financial arrangements for subsequent phases.

#### CONSENT AGENDA

Mayor Kingseed explained that the Consent Agenda contains routine procedural and administrative matters which the Council had discussed in Work Sessions. Members of Council read the following Consent Agenda items into the record:

- A. Resolution Number 19-15, A Resolution Ratifying The Action Of The Acting City Manager, On Behalf Of The City Of Centerville, In Submitting An Economic Development/Government Equity (ED/GE) Application To Montgomery County For The Aeroeal Expansion Project.
- B. Resolution Number 20-15, A Resolution Declaring Specific Property No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines Stated Herein.
- C. Performance Bond Reduction - Cornerstone Phase 1 Public Improvements.

Dr. Gresham sponsored the Consent Agenda items and moved for their approval. Mrs. Rau seconded the motion for the Consent Agenda. The motion passed unanimously.

There being no further business, the meeting was adjourned. The next meeting of the Centerville City Council was scheduled for April 20, 2015.

Approved: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

Clerk of Council