

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, February 20, 2017, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. An invocation was given by the presider Mayor Brooks Compton and The Pledge of Allegiance to the Flag. Councilmembers and City Staff were present as follows:

Deputy Mayor Belinda Kenley
Councilmembers John Beals
 Mark Engert
 John Palcher
 JoAnne Rau
 Bill Serr
Clerk of Council Carin Andrews
City Manager Gregory Horn
Finance Director Jonathan Hudson
City Planner Andrew Rodney
Economic Development Administrator Nathan Cahall
Public Works Director Doug Spitler
City Engineer Jim Brinegar
Assistant to the City Manager Kristen Gopman
Human Resources Manager Jennifer Wilder
Community Resources Coordinator Maureen Russell Hodgson
Municipal Attorney Scott Liberman

The minutes of the following meetings had been distributed prior to this meeting:

Council Meetings: January 23, 2017.

Work Session Meetings: January 23, 2017.
 January 30, 2017.
 February 6, 2017.
 February 13, 2017.

Mrs. Kenley made a motion for approval of the minutes as distributed. Mr. Palcher seconded the motion, and it passed with 7 ayes.

With no official communications, Mayor Compton welcomed the leaders of the 2016 Spirit Chain competition—Centerville High School senior class officers Jaewoo Choi, Michael Daskalakis, Sydney Fowler, Lauren Gaither, Michael Markham, Shreya Shaw and Carly Young. Advisor Mike Dalton, Leah Patterson of Anytime Fitness, Brandon Barrett of By the Blade Salon, and Jon Kreusch of the Kreusch Foundation were also present. Karen Dempsey Volke of Ronald McDonald House Charities acknowledged the accomplishment of the group in donating \$60,000 to fund a “family room” that will serve the families of sick children.

Jessie Stanley, 6281 Karlsridge Drive, gave a presentation for Relay for Life. This fundraising event for the American Cancer Society will be at Centerville High School from 2:00 P.M. on May 20, 2017 to 8:00 A.M. on May 21, 2017.

Mayor Compton administered the Oath of Office to Mr. Donald E. Stewart as a member of the Planning Commission. Mr. Stewart is a 22 year resident of Centerville, a Certified Public Accountant and long-time member of the Centerville Rotary Club.

Dr. Scott Markland, Vice President of Enrollment Management for Sinclair Community College, presented an update and thanked the community for its support. Sinclair continues to have the lowest tuition of any college in Ohio. With an enrollment of approximately 30,000, the college awarded 4,100 degrees and certificates in the past academic year. Mayor Compton stressed the value of having Sinclair Community College in Greater Dayton.

In Councilmember reports, Mr. Palcher noted the Arts Commission was preparing for Art at the Trace on Saturday, February 25 from 6:30 to 9:00 P.M. Mr. Beals shared information about the Centerville-Washington History speaker series. Mrs. Rau announced the City Beautiful Commission will host a Landscape Design Seminar featuring Jill Early, Landscape Designer for Kettering Hospital, on Saturday, March 11 at 10:00 A.M. at Centerville High School. Mr. Engert reported the Bike Committee continues to meet to attain its goal of making Centerville a bike-friendly community. Mrs. Kenley announced that Council will be hosting meeting with Heart of Centerville business owners on the 21st of March at Benham's Grove at 7:00 P.M.

Mrs. Gopman outlined the community calendar for the months of February and March.

Mr. Horn announced the asphalt and concrete programs had been bid expediently as part of Council's commitment to the residents for roadway improvements. Separating the work allowed for competitive pricing, and good preparation by staff allowed the projects to begin soon after funds became available. He noted the contracts were on the Consent Agenda.

Mr. Horn reported spring-like weather saw 194 rounds of golf played this past Saturday and 250 rounds on Sunday at Yankee Trace. Revenue for February was the best in a number of years.

Mayor Compton recognized the Centerville Police for their professionalism during and after the recent shooting incident.

PUBLIC HEARING: P-2016-0046, ORDINANCE 01-17
REZONING CHARDONNAY DRIVE TO ADD AN NR OVERLAY

Mr. Rodney gave the staff presentation on Case P-2016-0046, the rezoning application for Gateway Lofts of Centerville submitted by Mr. Ryan Pearson of the Edge Group. The application requested the rezoning of approximately 38.7 acres on Chardonay Drive north of Alex-Bell Road to add an NR, Neighborhood Residential Overlay. The property is currently

zoned R-PD, Residential-Planned Development and would retain that zoning with the addition of the overlay to facilitate the development of the site by Hallmark Campus Communities.

In staff analysis, Mr. Rodney noted the NR, Neighborhood Residential Overlay, appears to be appropriate for this property considering its unique topography and size. The focus of the development is outdoor recreation with nearly half the acreage dedicated to green space. The use is complementary to the adjacent retail and service commercial businesses and supports the *Create the Vision* land use principles. The seven Standards of Approval can be met. At its meeting on November 29, 2016, Planning Commission recommended approval of the rezoning by a unanimous vote with no conditions attached.

Mayor Compton opened the Public Hearing.

Rick Kirk, 150 East Broad Street, Columbus, the CEO of Hallmark Campus Communities, pointed out that it was important to Hallmark to respect the current homeowners. After many months of negotiating, an agreement was been reached with the condominium association of Chardonay Valley. He outlined a number of items Hallmark will be providing to protect the existing neighborhood.

Questions from Council followed. Mr. Engert inquired why the rezoning was necessary. Ryan Pearson, The EDGE Group, 330 W. Spring Street, Suite 350, Columbus, responded the overlay district allows enough density to provide the resort lifestyle Hallmark wished to provide. Approximately half of the site will remain green space. Addressing Mr. Rodney, Mrs. Rau asked what would happen to the overlay if this project did not go forward. He responded an overlay is an option for a developer; it can be invoked or not. In response to a question from Mr. Beals, Mr. Rodney stated the focal point of the development was the community gathering space of the central green corridor that has the pool, the clubhouse and an extensive trail system. Mr. Beals inquired about the issue of "fee simple lots." Pat McGuire of Hallmark Campus Communities, 150 East Broad Street, Columbus, responded that Hallmark had contacted the attorney for the condo owners and had been unable to agree upon a meeting time to cover his concerns.

Mayor Compton pointed out that the City was in receipt of a letter dated February 20, 2017 directed to the members of Council from Matt Springer, President of the Chardonay Valley Master Association and the French Manor Condominium Association. The letter referenced the items before Council and stated the three parties had reached an agreement beneficial to all concerned. The final sentence of the letter states, "Therefore, we take this opportunity to withdraw opposition to rezoning of Chardonay Valley for the purposes suggested by Hallmark Campus Communities."

Mr. Liberman stated legal issues were more related to the final development plan.

Seeing no further speakers or questions, Mayor Compton closed the Public Hearing.

Mrs. Rau sponsored Ordinance 01-17, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 38.7

Acres Of Land, More Or Less, Located Along Chardonnay Drive, To Add An NR, Neighborhood Residential Overlay, To The R-PD, Residential-Planned Development Zone Classification, and moved that it be passed. Mr. Palcher seconded the motion. The motion passed with 6 ayes; Mr. Engert voted no.

**PUBLIC HEARING: PRELIMINARY DEVELOPMENT PLAN GATEWAY LOFTS
RYAN PEARSON, EDGE GROUP & PAT MCGUIRE, HALLMARK COMMUNITIES**

Mr. Rodney gave the staff presentation related to the Preliminary Development Plan for The Gateway Lofts, a proposed multi-family development with 444 units residential units, 731 parking spaces, private streets, stormwater detention facilities, 13.6 acres of green space, hiker/biker paths, a recreational pond, a dog park, play courts, and a clubhouse. The three-story buildings will have residential-style architecture with pitched roofs and higher-end materials. Buffer yards and screening along Chardonnay will be provided to give the existing ten condominium homes separation from the multi-family development.

Mr. Rodney noted the developer had met repeatedly with the homeowners' association to resolve issues and complimented them on their efforts. He enumerated some of the protections for the condo owners.

Staff analysis showed the proposed site plan generally met the UDO Standards of Approval; several *Create the Vision* land use principles were also met. The Planning Commission unanimously recommended approval of the Preliminary Development Plan, subject to the following 15 conditions:

1. The adoption of a Preliminary Development Plan for a multi-family development on the subject property is contingent on the approval for a rezoning to NR, Neighborhood Residential Overlay District in Case P-2016-0046.
2. Prior to issuance of zoning and building permits, Versailles Drive shall be repaired to a navigable condition to the satisfaction of the City Engineer.
3. At the submission of a Final Development Plan, the Applicant/Developer shall provide sufficient evidence that agreement on any and all outstanding issues relative to the establishment or modification of any existing master or condominium association documents is substantially complete.
4. The Applicant shall provide a Traffic Impact Study at the Final Development Plan stage to calculate trip generation expected by the proposed development and any recommendations of the TIS shall be incorporated into the Final Development Plan at the discretion of the City Engineer.
5. Appropriate bicycle parking shall be provided.
6. Exterior elevations shall include a mixture of quality, durable materials arranged in an aesthetically pleasing manner to achieve a measure of style and class for the development.
7. Per Article 9.47 of the UDO, parkland dedication is required. The Applicant shall provide 3.774 acres of parkland via land dedication, payment of a fee-in-lieu, private open space, or a combination thereof.
8. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.

9. The development shall adhere to all floodplain development regulations as stipulated in Article 9.37 of the UDO.
10. Signs are not evaluated as part of the Preliminary Development Plan process and shall be further evaluated as part of a Final Development Plan.
11. Detailed comments from the Washington Township Fire Department shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the Fire Chief.
12. Detailed comments from the Engineering Division shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.
13. Detailed comments from Montgomery County Water Services and other utility companies shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.
14. In the event that a Final Development Plan is either not submitted in accordance with UDO Article 5.13 or Hallmark voluntarily withdraws this Preliminary Development Plan application within two (2) years of an approval by City Council, this Preliminary Development Plan shall be immediately deemed expired and the previous City Council-approved Preliminary Development Plan in Case P-2015-0039 shall be reinstated in full.
15. A public easement shall be dedicated for Iron Horse Trail.

Mr. Palcher inquired about emergency access for site. Mr. Rodney explained emergency access had been discussed at length with the City, the Fire Department and the developer. The Fire Department was in agreement with the current plan as long as certain conditions were met.

Mayor Compton opened the Public Hearing.

Jerry Strange, 650 East Alex-Bell Road, inquired about the sanitary lines that will be needed for the development. He was in need of a sewer tap for his home on the south side of Alex-Bell Road.

Mr. Rodney stated that, to his knowledge, no sewer lines were to cross under Alex-Bell Road with this development. Mr. Liberman confirmed that the sewer is not part of the application and a connection cannot be required.

Mayor Compton closed the Public Hearing and opened questions from Council.

In response to a question from Mr. Beals, Mr. Rodney stated the primary entrance will be on Alex-Bell Road initially, but as the buildout continues more residents will use Versailles Drive. When Mr. Beals expressed concern about the 8% grade of Versailles Drive, Mr. Rodney explained the Engineering Department was working with the developer to minimize the grade differential. Mr. Beals inquired about the responsibility of winter maintenance for Versailles Drive. The City will be responsible for snow removal between Loop Road and the entrance to the Jewish Community Center (roughly 100 yards). From there, the street is private. Substantial improvements are required along the public rights of way and stormwater detention will be clarified in the Final Development Plan.

Mrs. Rau asked Mr. Rodney the height of the tallest building. He deferred to Ryan Pearson of the Edge Group who explained most of the buildings will be three-story walk ups, however, three buildings will have walk-out basements creating a fourth floor.

To consider options for Mr. Strange, Mr. Horn inquired about the location of the sewer lines for the townhouses adjacent to Alex-Bell Road. Russ Henestofel of the EMH&T Engineering Group confirmed that the sewer lines for these two buildings will be on the north side away from Mr. Strange's property.

Mr. Horn expressed the need to examine the issue of the ability for snow plows to navigate the grade on Versailles Drive and turn-around. Public Works Director Doug Spitler stated that the existing right of way is only 50 or 60 feet. Whether a turn-around or small lune can be put in place has not been determined. When Mr. Horn asked about the boulevard, Mr. Spitler noted the boulevard was on private property.

Mr. Horn stated he received a call from Mr. LeMaster, a resident of Chardonay Drive, inquiring about the impact of the commercial trash compactor on nearby residences. Ryan Pearson responded that current amenities include a small maintenance office, a compactor and a single bay car wash for the residents. He noted the developers have attempted to preserve the existing woods as buffer.

Mrs. Rau asked whether Council would be seeing a traffic study as a part of the final development plan. A traffic study for the Gateway Lofts as well as the Allure will be before Council at the March Council meeting.

There being no further questions, Mayor Compton requested a motion to approve the Preliminary Development Plan for the Gateway Lofts. Mr. Serr moved to approve the Preliminary Development Plan for the Gateway Lofts, subject to the 15 conditions recommended by the Planning Commission, as shown above. Mrs. Kenley seconded the motion. The Preliminary Development Plan for the Gateway Lofts was approved with a roll call vote of 6 ayes and one no vote by Mr. Engert.

APPLICATION P-2017-0002: RECORD PLAN FOR RABOLD FARM
SHEEHAN, SOCIAL ROW AND PARAGON
RON COFFMAN, EQUITY, INC

Mr. Rodney presented the lot consolidation requested by Mr. Coffman for the Randall Residence/Woodland Greens project. The area was subdivided in order to allow the development group to purchase the 65+ acres in three different sections. Before Montgomery County will allow any replats, the tracts must be consolidated. The application requests the consolidation and the establishment of easements for utility connections south of Sawgrass Blvd. These temporary easements will be extinguished when rights of way are established. By a vote of 7-0, Planning Commission recommended approval of the record plan.

There being no questions, Mrs. Rau motioned to approve the record plat for the Rabold Farm, Application P-2017-0002. Mr. Beals seconded the motion. The motion passed 7-0.

There being no Standing Committee reports, Mayor Compton requested a five minute break at 9:40 P.M.

When the meeting reconvened, Mayor Compton explained that the Consent Agenda contained routine procedural and administrative matters the Council had discussed in Work Sessions. Councilmembers read the following Consent Agenda items into the record:

- A. Resolution 04-17, A Resolution Strongly Opposing The State Of Ohio Governor's Proposed 2017-2018 Budget, Which Proposes Centralized Collection Of Net Profit Tax Returns And Other Provisions Related To The Municipal Income Tax Which Will Cause A Substantial Loss Of Revenue Needed To Support Essential Services And Economic Development Efforts Of Ohio's Municipalities.
- B. Resolution 05-17, A Resolution Accepting The Bid Submitted By L.J. DeWeese Company, Inc. Of Tipp City, Ohio For the 2017 Concrete Program (Project SS-1) For Concrete Repair Of Streets And Sidewalks And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- C. Resolution 06-17, A Resolution Accepting The Bid Submitted By John R. Jurgensen, Co. Of Springfield, Ohio For The 2017 Asphalt Resurfacing Program (Project SS-1a) For Asphalt Resurfacing Of Streets And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- D. Resolution 07-17, A Resolution Enacted By The City Of Centerville, Hereinafter Referred To As The City, In The Matter Of The Maintenance, Repair And Operation Of Interstate Highway IR-675 Within The City Of Centerville, Montgomery County, Ohio.
- E. Resolution 08-17, A Resolution Accepting The Bid Submitted By Pengwyn Of Columbus, Ohio For The Purchase Of One 33,000 GVW Dump Truck And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- F. Resolution 09-17, A Resolution Accepting The Bid Submitted By Reynolds Farm Equipment For The Purchase Of Two Tee And Green Mowers For The Golf Club At Yankee Trace In The City Of Centerville And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- G. Resolution 10-17, A Resolution Accepting The Bids Submitted By Green Velvet Sod Farms, Sunrise, Helena Chemical And Site One Landscape Supply For Chemicals For The Golf Club At Yankee Trace And Authorizing The City Manager To Enter Into Contracts In Connection Therewith.
- H. Resolution 11-17, A Resolution Accepting The Bids Submitted By Green Velvet Sod Farms, Sunrise, And Site One For Fertilizer For The Golf Club At Yankee Trace And Authorizing The City Manager To Enter Into Contracts In Connection Therewith.

- I. Resolution 12-17, A Resolution Authorizing The City Manager To Enter Into An Agreement For Professional Consulting Services With The Novak Consulting Group.
- J. Performance Bond Reduction – The Highlands – Section 3 (Asphalt) \$20,000.
- K. Performance Bond Reduction – The Highlands – Section 4 (Asphalt) \$40,000.
- L. Reappointments As Follows:
 - Debbie Schmidt – City Beautiful Commission – 3 year term.
 - Richard Morrison – Property Review Committee – 3 year term.
 - Robert Kenley – Community Reinvestment Area Housing Council – 3 year term.
 - Joy Brush - Community Reinvestment Area Housing Council – 3 year term.
 - Tim Myers – Community Reinvestment Area Housing Council – 3 year term.
- M. Appointment As Follows:
 - Donald E. Stewart – Board of Tax Appeals – 3 year term.

Mr. Beals sponsored the Consent Agenda, and moved for its approval. Mr. Palcher seconded the motion. The motion passed unanimously, 7-0.

There being no Old Business, Citizen Comments or New Business, the Mayor adjourned the meeting at 10:15 P.M. The next regular meeting of the Centerville City Council was scheduled for Monday, March 20, 2017.

Approved: *Bruce A. Compton*
Mayor

ATTEST: *Carin R. Andrews*
Clerk of Council