

Centerville City Council
Work Session Meeting
July 6, 2015

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
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 Douglas Spittler
City Engineer James Brinegar
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Citizens – Diane and Jack Wysong
Louis Duchesneau

Mr. Rodney reviewed a revision to the Final Development Plan for the Links, Section 1-D, to allow two Highland's style duplexes at 619, 625, 631 and 637 Legendary Way. Yankee Trace Development still owns the property. James Kiefer was the applicant, and Charlie Simms would build the two duplexes (four homes) on the final remaining lots in The Links on Legendary Way. The Planning Commission recommended approval of the revision to the FDP on June 30, 2015. The Planning Commission required that the homes adhere to Links' design elements with higher roof pitches, similar materials and architectural embellishments to better mimic the overall look and feel of the original homes on the street. The amendment to the FDP was approved by a vote of 6-0, subject to the following two conditions:

1. The use of Links exterior materials, design elements, and ornamentation (i.e. lighting, shutters, etc.) shall be utilized to the extent practicable.
2. Prior to issuance of zoning and building permits, The Links HOA shall provide a letter of Support for the final building designs.

Mr. Simms had been successful in selling the Highland's style homes and said he was not able to use the ten-year-old floor plans from the era the other homes in The Links were built. Mr. Liberman explained that Council needed to make its decision based on whether the plans met the City's standards. The amendment to the FDP will be on the Council Meeting agenda on July 20 along with related minor revisions to the record plan.

Mr. Rodney reviewed the Preliminary Development Plan by Mark Locke for Ryan Homes on the Zengel property. In this third proposal, the 32-acre site at 700 E. Alex-Bell Road would have 98 single family homes. In May 2014, Council approved a Preliminary Development Plan for 83 single

family houses, but the developer said that plan was not viable. Mr. Rodney pointed out major concerns about stormwater management, the unique topography of the site, slopes of the roadways at intersections, increased traffic, and overall density. Mr. Liberman explained the five standards in Article 509(G)(1) which the Preliminary Development plan must meet. The Planning Commission approved the Preliminary Development Plan with a vote of 4-2 with 8 conditions. This PDP will be before Council at the July 20 Council Meeting.

Mr. Rodney gave background on the Final Development Plan for Cornerstone North Phase 3, the Village Center, the area immediately north of Dille Drive and Costco along Cornerstone North Boulevard. This item was expected to move through the approval process in tandem with a rezoning request which would lift the Community Center Overlay from this area having a B-PD base zoning designation. On July 20, Council will set a public hearing for September 21, 2015 to consider the rezoning. The Final Development Plan will be on the agenda July 20, 2015, but cannot be effective until the rezoning change.

Cornerstone Developers felt the Preliminary Development Plan currently in place was not compatible with the overlay district. Numerous variances have come to Planning Commission with recent applications. The original PDP was approved in 2011 and amended in August of 2013 with adaptations made to the village center to accommodate the location of Costco. Staff generally have no objections to lifting the overlay but have concerns with regard to the proposed location of the hotel and the lack of detail on the plans for the park. The Planning Commission recommended approval of the FDP for Cornerstone North Phase 3 to Council with 16 conditions.

Mr. Horn reported on a letter from Mr. Walt Minch of the Centerville Development Group LLC making a formal request to use the Yankee Trace name and logo for the development at Sheehan Road, Social Row Road and Paragon Road. Mr. Horn forwarded the information to Mr. Jack Kindler, President of the Yankee Trace HOA, for comments. The 65 acres will have three primary project areas. Staff will get an agreement in writing concerning the need to maintain the look and feel of Yankee Trace with lighting, fencing, hiker-biker paths, landscaping and mounding, etc. Council concurred to move forward.

Mr. Cahall updated Council on the status of the Martin Land Development Record Plat at 2601 E. Alex-Bell Road that had been withdrawn from the June 15 Council Meeting agenda at the Applicant's request. It was expected that Aero seal, a Centerville company that received an ED/GE Grant from Montgomery County, would relocate to this site from South Suburban Road. Since Aero seal did not need the entire parcel, Martin Land Development requested a replat, dividing the 7.5 acre parcel into three lots, with the largest lot to be occupied by the Aero seal expansion. Proposed Lots 1 and 3 would be reserved for future development. Planning Commission denied the Record Plat as there were concerns for the usability/viability of proposed Lots 1 and 3. The Martin Group submitted a revised plan that will be on the Planning Commission agenda on July 28. This item should come before Council at the August 17 Council Meeting. A copy of the new submittal will be in Council's packet.

Mr. Horn had spoken to Gavin Blair who said realtor representatives had mixed reactions concerning pre-sale inspections. Council was desirous of pre-sale inspections as a way of maintaining property values. A number of people voiced opposition at the previous Council meeting before the ordinance was tabled. As a way to alleviate some of the concerns, Mayor Kingseed made a suggestion that a clause could be put in the legislation to re-evaluate the program in three years.

Mr. Cahall passed out a draft of a brochure explaining the program. Mr. Liberman stated a sunset provision would be a substantive change that would make it necessary to set a new Public Hearing date and re-advertise.

Mayor Kingseed, Brooks Compton and JoAnne Rau will be meeting with the Sugarcreek Trustees on July 9, 2015.

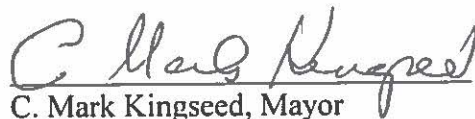
Mr. Horn updated Council on the following topics:

- Mary O'Connor had written a letter with regard to a native plant garden at the Bill Yeck Park to Mr. Arnie Biondo, Director of the Park District. His reply to Ms. O'Connor will be in Council's packet on Friday.
- Bethany Commons Replat – Graceworks/Bethany owns land in Bethany Commons, an area along Yankee Street. The group wants to do a lot split and sell their interest to a developer. Council concurred that they wanted to protect the homeowners who currently live in that area. The issue will go to the Planning Commission in July and possibly come to Council in August.
- On Thursday, July 2, 2015 a bid-opening was held for the Phase 2 on-site improvements for roadway and utility lines in front of the Kroger Marketplace and Cabela's. Oberer representatives had requested and obtained a Construction Manager at Risk Agreement with the City for this project. The estimate for the work was \$488,000; the one bid received was \$849,000. Rebidding the project would cost three weeks of construction time and create a major challenge for completing the work on time. Mr. Oberer must look at options and decide how to move forward.
- The Grove at Yankee Trace – Location: at Paragon Road westward to Yankee Trace Drive.
- The Oberer Group talked to staff regarding an assisted living housing proposal at the corner of Brown Road and Wilmington Pike. The members of Council concurred that they are not interested in changing the B-PD, Business-Planned Development zoning on that particular parcel.

Mr. Palcher made a motion to convene into Executive Session to discuss a proposal for real estate easements. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes. Mrs. Rau recused herself due to a conflict of interest. After no official business was conducted, Mr. Compton made a motion to adjourn out of Executive Session. Mrs. Kenley seconded the motion. The roll call vote resulted in six ayes.


Debra A. James, Clerk of Council

Approved


C. Mark Kingseed, Mayor