

**Neighborhood Improvement Program Meeting  
City of Centerville  
July 13, 2015**

TIME: 6:30 P.M.  
PLACE: Dayton Korean Baptist Church  
Mayor C. Mark Kingseed  
Deputy-Mayor Brooks Compton  
Councilmembers: John Beals  
Belinda Kenley  
John Palcher  
Clerk of Council Debra James  
Acting City Manager Steven Hinshaw  
City Planner Andrew Rodney  
Economic Development Administrator Nathan Cahall  
Public Works Director Doug Spitler  
City Engineer James Brinegar  
Police Chief Bruce Robertson

Mayor Kingseed opened this neighborhood session by stating the Sugarcreek Township Trustees, he, and two Council Members had met on Thursday, July 9, to discuss the Fire and EMS issue. He felt the meeting was very productive. They scheduled another session for July 22, 2015.

Mr. George Oberer gave an overview of the Cornerstone North Master Plan, explaining the overall layout for the development, the three phases and the expected end-users.

Mayor Kingseed thanked Pastor John Shon, Dayton Korean Baptist Church, for hosting the Council Neighborhood Meeting this evening.

Mr. Spitler and Mr. Brinegar highlighted traffic work around the Cornerstone Development which involves Wilmington Pike, Whipp Road, Feedwire Road and the interchange at I-675. They explained the on-site public roads and infrastructure and the off-site public improvements for Wilmington Pike, Feedwire Road and Whipp Road. There are a total of six projects that will run over the next few years:

Questions and comments from the citizens included the following:

1. The speaker lived on the west side of Wilmington Pike. He felt crossing southbound traffic to turn into his driveway was a safety issue.
2. Traveling east on Feedwire Road, the distance between Charles Drive and Clinger Lane is too short. The speaker called the situation a design failure and feels it is unsafe.
3. For a left turn lane unto Dille Drive, the lane should be shortened. Mr. Spitler said staff would evaluate it, but he did not think a longer lane was justified at this point. The traffic is not there at this point in time.

Mr. Spitler explained Phase III of the widening of Wilmington Pike would add second right turn lanes going south from Whipp Road. Also dual left turn lanes on Wilmington Pike (coming from the south) would improve access onto Whipp Road. He restated that Phase II construction would begin in the fall of 2015 and is anticipated to be completed in the fall of 2016.

4. Are you going to change the access into Speedway? Mr. Spitler replied in the negative.
5. Because of the backup of traffic onto I-675 at the Wilmington Pike exit, it was suggested to have an exit between Wilmington Pike and the Greene. Mr. Spitler noted it was unlikely; ODOT said it would be too close.
6. The speaker noted traffic cues on Charles Lane near Saxby's Coffee Shop. Staff said it was looking at this issue. May need to put the dual left turn lanes back.
7. When leaving stores like Target on the south side, there are two places where one can make a right turn out of the shopping center, but not turn left. Will that change?
8. How many cars will be coming out of the complex onto Brown Road? The resident said it was already very difficult to turn left from Brown Road.
9. The next speaker complained about the merge on Clinger Lane.
10. The resident did not think Clinger should be built, since it will create a more serious bottleneck and a more dangerous situation.
11. Who owns the service road in front of Target? Staff replied that it was a private owner. The speaker said Feedwire Road needed to be widened out to Clinger Lane and then on out to the bridge.
12. What is going to happen to the traffic when Krogers and Cabela's open?
13. This resident wanted to see the Master Plan for the stores and where they will be located. Mr. Rodney said he would post the Master Development Plan on the website and also a map showing where known stores are expected to locate on the site.
14. Are there going to be two accesses onto Brown Road from the Cornerstone North development? – Mr. Rodney noted one would be across from the Quail Run Driveway and possibly one further east. Mr. Oberer replied that the second access it is not shown on the Preliminary Development Plan.
15. Can you give us an update on the Clio Road extension? The Clio Road extension was not a City project. It is being done by Greene County and Sugarcreek Township.
16. When a resident complained about the noise level, Mr. Spitler explained that the developer will install additional landscaping to buffer noise.
17. Will the speed limit on Wilmington Pike remain at 40 mph? Staff stated it might possibly be reduced to 35 mph.
18. Is Brown Road going to be widened? Mr. Spitler replied widening Brown Road was not on the current agenda. The City will work in coordination with the developer. When improvements are made to Brown Road, sidewalks and any additional traffic lanes would be on the south side.
19. How many housing units are planned? Staff responded that 50-60 single-family homes and 300 apartments were expected, if the City would allow the plan. Mr. Oberer added there should be no more than 300 units and access should be possible from both Wilmington Pike and Brown Road.
20. Where is the hotel going to be located? Oberer Land Developers expected it to be along Wilmington Pike, north of Village Center Drive.

21. Are there any Krogers in the area that are scheduled to close? Mr. Oberer answered that the Krogers at the intersection of Wilmington Pike and S.R. 725 has a \$2-3 million renovation planned including a fuel station.
22. The letter that Mr. Oberer mailed out mentioned that the City offered \$4 million for Fire and EMS Services. Over what period of time is that? Mayor Kingseed explained that it was over the 30 years of the TIF.
23. Will there be security at Cornertone North like The Greene has? Also, what Police Department would be responsible for this area? Mr. Oberer responded he didn't know if there would be special security. The Centerville Police Department will be responsible for this area.
24. Why doesn't Centerville want to provide the Fire Department? Mayor Kingseed responded that Centerville doesn't have its own Fire Department. That is why we are negotiating this issue. The Cornerstone development will be a great benefit to Greene County, Sugarcreek Township and the City. A Meeting has been scheduled in two weeks with the Sugarcreek Township Trustees. He was hopeful an agreement could be reached.

Mayor Kingseed thanked everyone for coming and encouraged people to call the City if they had questions.

The meeting adjourned about 8:15 p.m.