

Centerville City Council
Work Session Meeting
August 3, 2015

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building, Council Chambers
Mayor Mark Kingseed (via skype-Law Library)
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
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 Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Mr. Mark Locke had requested to discuss with Council the Preliminary Development Plan, Submittal Three, for property at 700 E. Alex-Bell Road, prior to the public hearing on the application on September 21, 2015 at the Council Meeting. Deputy Mayor Compton explained that Council would not take any formal action or hear testimony from citizens at this work session. Jim Zengel, David Oakes, Justin Elam and Mike McNamee were present with Mr. Locke to familiarize Council with Application P-2015-0026, a proposal for 98 single-family homes on the 32 acre site at Pleasant Hill.

Mr. Rodney gave a brief overview of the application submitted by Mr. Locke of NVR, Inc., dba Ryan Homes. The zoning for this property is R-PD, Residential Planned Development, surrounded by R-1D on the west and R-PD on the east. Mr. Rodney explained the history of previous applications for this site, the planning process for development plans, and the current application requesting a density of 3.05 units per acre, about half the permitted density in the zoning district. Using an aerial view, he showed the topography and street connectivity. He discussed lot layouts, setbacks, lot and home sizes, architecture and neighboring densities. He stated the Planning Commission had recommended approval of the Preliminary Development Plan, subject to eight conditions, by a 4-2 vote.

Mr. Rodney also listed the standards of approval from Section 509(G)(1) of the Unified Development Ordinance to be used for review of the application.

Discussion followed. Council, led by Mr. Beals, directed questions to Mr. Locke and his team with special attention to stormwater drainage for the property. The City's Engineering staff had given Council information from locations within the city having similar slopes of 6.5 percent,

because of concerns about stormwater, the modest lot sizes and the 10' elevation differential between the upper and lower core area. Mr. Locke passed out an illustration showing how the property would drain. After discussion, Council concurred to have the City Engineering staff and the engineers for Ryan Homes work together to pinpoint more exactly where the stormwater would flow, to define details for the drainage plan, and to agree on a standard for the intensity of storm to be handled. The City felt the plan would have to be for more than a 10-year storm event and the emergency channel (flood flow) should be for a 100-year storm. The subdivision's homeowners association would be responsible for maintaining the retention facilities.

Mr. Horn said he had enumerated general concerns to Mr. Locke. These items included traffic generation, useable area of yards, parkland, drainage, mid-block breaks, on-street parking, street grades at intersections, and the staircasing of these lots. He was unsure whether homeowners would be able to maintain their own homes without special equipment because of the danger of using ladders on the slopes. He noted that, from the proposals and where the parties were a year and a half ago, every issue had been magnified and the problems made greater by the higher density in the center of the parcel. It was noted that the topography made this an extremely challenging site.

Mr. Beals was in favor of a traffic signal on Alex-Bell Road, because he wanted traffic from the development to use Alex-Bell Road. The City would require a traffic study to be submitted with the Final Development Plan.

Deputy Mayor Compton announced Council would adjourn from Council Chambers and go to the Law Library for an Executive Session. Mrs. Kenley moved to convene into an Executive Session to consider a matter required to be kept confidential by state statute. Mr. Palcher seconded the motion. The motion passed with five ayes. *Mayor Kingseed joined the meeting via skype.* After no official business was conducted, Mr. Compton made a motion to adjourn out of Executive Session. Mr. Palcher seconded the motion. The roll call vote resulted in five ayes.

Mr. Horn handed out a Summary of the United Way *SeniorLink Proposal*. He noted he had met with United Way officials and the City Managers of Kettering and Huber Heights. United Way would like to expand its 2-1-1 phone service program to include senior citizen requests for information. The non-profit was asking Kettering, Huber Heights and Centerville to participate in sponsoring a pilot program. Council gave Mr. Horn the authority to use up to \$5,000, as a financial commitment, at his discretion. Council expressed concern that a larger commitment would be needed as time went on. Mr. Horn asked Council to look at the proposal, and to get back to him if they have any questions or concerns. A resolution would be needed for the Council Meeting on August 17, 2015.

Mr. Horn shared that he had received a letter from DP& L regarding the 26 acres located around its Substation on Yankee Street, an area donated to the City in 2001 with certain restrictive covenants. DP & L wanted to relocate an electric line and needed an easement across this property. Staff had been in discussion with DP&L and had reached an agreement. The City would need a resolution in order to grant the easement and the terms of the agreement.

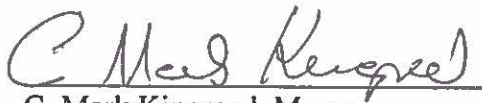
Council concurred to hold the next Neighborhood Meeting on Monday, October 26, 2015 at 6:30 p.m. at the Public Works Center for the area north of Spring Valley Road, south of Franklin Street, and east of Main to Wilmington Pike. Neighborhoods include Concept East, Ashton Glen,

Chevy Chase, St. Leonard, Black Oak South, Park Place, Station House Acres, Park Place East and Walnut Hills.

Mr. Horn briefed Council on the following topics:

- Residential Pre-Sale Inspection Program - He and staff will be meeting with Gavin Blair and several realtors on Thursday, August 6 for input from the Dayton Area Board of Realtors (DABR).
- Yankee Street Widening project – His recommendation would be to go forward with the construction. A resolution would be needed at the August 17 Council Meeting.
- North Main Street Waterline Work – Southbound traffic in the afternoon has backed up substantially.
- Together Dayton Update.
- DP&L tree trimming.
- Subdivider’s Agreement – Mr. Brian Barnard.
- Sheehan Road – New school flashers.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council