

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, October 21, 2013, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Council Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Mark Kingseed presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	Brooks Compton
Councilmembers	John Beals
	Doug Cline
	Paul Gresham
Clerk of Council	Debra James
City Manager	Gregory Horn
Finance Director	Steven Hinshaw
City Planner	Steven Feverston
Planner	Andrew Rodney
Public Works Director	Robert James
City Engineer	Douglas Spitler
Economic Development Administrator	Nathan Cahall
Assistant to the City Manager	Kristen Gopman
Assistant to the City Manager	Jennifer Wilder
Community Resources Manager	Maureen Russell Hodgson
Municipal Attorney	Scott Liberman

Mr. Cline made a motion to excuse Mrs. Kenley and Mr. Singer. Mr. Compton seconded the motion. The motion passed 5-0.

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

Council Meetings	September 16, 2013.
	September 23, 2013.
Work Session Meetings	September 16, 2013.
	September 23, 2013.
	October 07, 2013.
	October 14, 2013.
Council Retreat Meetings	October 04, 2013.
	October 16, 2013.

Mr. Compton moved that the minutes of the foregoing meetings be approved as distributed. Mr. Cline seconded the motion. The motion passed unanimously, 5-0. Mr. Compton abstained from the vote on the minutes of the meetings on September 23, 2013.

Under Communications, Mrs. James shared that she had received letters from Mr. Jeffrey Gammell resigning from the Planning Commission and Mr. Gregory Stout resigning from the Community Reinvestment Area Council. She also received an appeal by Mr. Dave Paxton of the decision of the Planning Commission denying a variance for the encroachment of a patio room three feet into the required property setback at 791 Kentshire. The appeal would be considered by Council later at this same meeting. Mayor Kingseed thanked Mr. Gammell and Mr. Stout for their service.

Mrs. James announced that she had received a communication from the Clerk of the Montgomery County Commissioners requiring her to present a certified copy to Council of the entire record of the annexation proceedings for .933 acres at 9010 Dayton-Lebanon Pike as requested by Fezco DLP, LLC from Washington Township into the City of Centerville.

Dr. Thomas Henderson of the Centerville Schools addressed the council to stress the importance of the 5.9 mill, 10-year, operating levy for the Centerville Schools on the November ballot as Issue 34. Since voters narrowly denied levies at the last two elections, he saw the passage of the additional funding as critical to continuing the tradition of excellence that has been a hallmark of the Centerville Schools. Dr. Henderson discussed the reduced levy request, the quality education delivered by the system and the necessity for the levy. He described the cuts that have been made and asked for the support of the community. Mr. Cline agreed that studies show that the overwhelming reason people move to Centerville is for its schools. He, Mr. Compton, and Mayor Kingseed personally encouraged people to support the levy because the schools are the lynchpin of the community.

Mayor Kingseed commended Tammy and Marcus Johnson and the members of Living Hope Church for the work they have done in the community.

Mr. Horn noted the efforts of the City to communicate with its residents, listing Centerville Reports, Centerville Today, the Mayor's program, and the Centerville Commerce Newsletter. The City is active on social media such as Twitter, Facebook, and with its Mobile App. The City of Centerville's newsletter, *Town Crier*, recently received a prestigious first place Savvy Award for Best External Publication from 3CMA, City County Communications & Marketing Association. The city's publication was selected from entries representing jurisdictions across the United States. 3CMA judges called the newsletter's layout "clean and crisp with colorful graphics and beautiful photos." Mr. Horn said he took pride in honoring Maureen Russell-Hodgson, editor, and Stefan Minnig, the page designer from Red Wagon Workshop, who put together our quarterly newsletter.

Mayor Kingseed and Mr. Horn indicated that they did not have a report for this meeting.

Ms. Gopman gave the statistics on Code violations and corrections for September, before presenting the community calendar for the remainder of October and November. Included was information on close of the season for the Farmers Market, on Beggars Night, the Veterans Day Ceremony with the dedication of the enhancements at the Veterans War Memorial at Stubbs Park, the Hometown Holiday Walk, the Digital Photo Contest and the Art Gallery at Police Headquarters. She announced that City offices will be closed November 28 and 29 in observance of Thanksgiving.

In the report of the Planning Commission, Mr. Feverston gave the background on a lot split and adjusted record plan requested by Oscar and Brenda Badgley of 6935 Abington Green Way in Nestle Creek III, Sec. Three. Mr. and Mrs. Badgley asked for a building lot of about 0.53 acre to be split from the southern side of their 2.6 acre property which is near the intersection of Abington Green Court and Weathered Wood Trail. No

further subdivision of the larger lot will be possible per the governing covenants in this cluster development.

Planning Commission unanimously recommended approval of the record plan at their meeting on September 24, 2013, subject to the following three conditions.

1. A protective covenant shall be placed on this record plan which prohibits any further subdivision of Lot #24. Such language shall be approved by the City Attorney.
2. All protective covenants and restrictions of Nestle Creek, Section One as listed on Montgomery County, Ohio Plat Book 159 Page 32 shall remain in effect.
3. Detailed plan review comments from the Engineering Division shall be incorporated into the record plan document subject to approval by the City Engineer, which include:
  - a. The C1 chord bearing may be wrong
  - b. C3 is not shown.

Mr. Beals made a motion for approval of the record plan with the lot split for 6935 Abington Green Way, with the conditions recommended by the Planning Commission. Mr. Compton seconded the motion. The motion passed 5-0.

Mayor Kingseed explained that the Consent Agenda contains procedural and administrative matters that have been discussed during Work Sessions and have unanimous support. Council Members read the Consent Agenda items into the record, before Mr. Cline sponsored the following items and moved for their approval.

- A. Ordinance 14-13, An Ordinance Amending Ordinance 14-08, The Unified Development Ordinance For The City Of Centerville, Ohio To Amend The Development Approval Procedures, The Parking And Loading Standards And The Sign Standards In Order To Clarify The Language Of Various Sections Of The Unified Development Ordinance, be set for Public Hearing December 16, 2013.
- B. Resolution Number 50-13, A Resolution Accepting The Annexation Of 0.933± Acres Of Property From Washington Township To The City Of Centerville.
- C. Resolution Number 51-13, A Resolution Ratifying Actions Of The City Manager, On Behalf Of The City Of Centerville, In Signing A Joint Project Agreement For Woodbourne Library Egress Drive Between The City Of Centerville And The Washington-Centerville Public Library Dated On September 3, 2013.
- D. Appointments as Follow:  
Robert Lentz as a member of the Stormwater Drainage Task Force.

Ed Ross as a member of the Board of Architectural Review for a term of three years.

Kevin Von Handorf as a member of the Planning Commission for a term of four years.

E. Reappointment as Follows:

Patty Kraft as a member of the City Beautiful Commission for an additional term of three years.

Dr. Gresham seconded the motion. The motion passed with five ayes.

PUBLIC HEARING: APPEAL OF THE DECISION OF THE PLANNING  
COMMISSION

Dave Paxton, Buschur's Home Improvement for Encroachment of a Patio Room into the  
Setback at 791 Kentshire Drive

Mr. Feverston presented the background information for the appeal of a 3-3 decision by the Planning Commission, at its August meeting, denying a variance to allow a three foot encroachment into the required twelve foot setback for a 9'x9' patio room at 791 Kentshire Drive in the Hidden Hills neighborhood. Using an aerial view and photos, he described the existing conditions and the requested variance on this corner lot in the Hidden Hills neighborhood which is zoned R-1c with a 1970's neighborhood conservation/cluster development overlay that allowed lots less than the required half acre. He showed the deck in relation to the property line and noted that decks are allowed to encroach further into the setback than building structures. The Planning Department had recommended denial of the variance to the Planning Commission.

Martha Williams, the homeowner of 791 Kentshire Drive, thanked the Mayor and the members who came to see the property, the Hidden Hills Homeowners Association that approved the patio room and the twenty neighbors who signed her petition. She pointed out that the size and design of her lot is much smaller than the standard; she felt that the triangular shape of her lot created the difficulty. She pointed out that, if the seventh member of the Planning Commission had been present at the August meeting to break the tie vote, the appeal may not have been necessary. Mr. Paxton of Buschur's passed copies of the written approval of the Homeowners and the signatures of the neighbors.

Mr. Dave Paxton of Buschur's Home Improvement, 1587 Poe Avenue in Dayton, was present and answered questions from Mr. Compton and Mr. Beals. Mr. Cline asked if any of the nearby neighbors were in opposition. Ms. Williams answered in the negative.

Mr. Greg Koepfer, President of the Hidden Hills Homeowners Neighborhood Association, Inc., stated the siding is cedar and room meets all requirements of the group. The board approved Ms. Williams request.

Mr. Robert Berry, neighbor to the rear of Ms. Williams, stated his support for the construction of the room.

Several Councilmembers made comments at this time. Mr. Compton pointed out that the distance behind the house widened to the north, but that location was not

appropriate for the deck. Mr. Beals asked about the materials to be used for the roof. Mr. Cline pointed out that the process works best when the Planning Commission is strict with the Code and sends matters such as this to the Council for interpretation. He stated his support for granting the appeal and asked that the fee for the appeal be refunded to the applicant.

Mr. Cline moved to grant the appeal of the decision of the Planning Commission and permit the construction of a 9x9' patio room at 791 Kentshire Drive that would encroach three feet into the setback; he added that the application fee for the Appeal should be refunded to the applicant. Mr. Compton seconded the motion. The motion passed 5-0.

**PUBLIC HEARING: Ordinance Number 6-13, Solicitation Ordinance**

Mr. Cline explained that Council had concurred at a recent work session to re-table this ordinance with the intent of revisiting it at the Council Retreat early in 2014 when at least 2 new members of the Council would be starting their terms. Mr. Cline stated that he personally was not in favor of any ordinance that would hinder youngsters from fundraising for organizations such as scouts, sports or band. He did not want young people to get in trouble for knocking on the door of someone who had a "No Solicitation" sign.

Mr. Cline made a motion to remove Ordinance Number 6-13, An Ordinance Repealing Chapter 836 "Peddlers And Solicitors" Of The Codified Ordinances Of The City Of Centerville And Enacting New Chapter 836 Entitled "Peddlers, Vendors, Canvassers, And Charitable Solicitations," from the table. Mr. Compton seconded the motion. The motion passed with 5 ayes.

Mr. Cline made a motion to re-table Ordinance Number 6-13 to the Council Meeting of February 17, 2014. Mr. Compton seconded the motion. The motion passed unanimously, 5-0.

**PUBLIC HEARING: Ordinance Number 13-13, Text Amendment to the UDO:  
References to Chapter 836 and Chapter 844 on Food Vending Vehicles**

Council recently passed Ordinance No. 8-13 repealing parts of Chapter 836 and creating Chapter 844 in the Municipal Code to regulate the operation of mobile food vending vehicles in the City of Centerville. Mr. Feverston explained that this text amendment would update references in the Unified Development Ordinance for food vending vehicle legislation in the Municipal Code, so they are cited correctly.

When no one came forward for the public hearing, Mr. Cline sponsored Ordinance Number 13-13, An Ordinance Amending Ordinance 14-08, Chapter 1216 Of The Centerville Municipal Code, The Unified Development Ordinance For The City Of Centerville, Ohio To Amend the Standards For Mobile Food Vehicle Vendors, and moved for its approval. Dr. Gresham seconded the motion. The motion passed 5-0.

**PUBLIC HEARING: Ordinance Number 12-13, Rezoning of 13.8 Acres Along Paragon Road, Newly Annexed, Washington Township A to City of Centerville R-1C**

Mayor Kingseed recused himself from this agenda item because of a conflict of interest and gave Deputy Mayor Compton the gavel.

Mr. Feverston presented the staff report for the rezoning of this newly annexed parcel and used a map to locate the property between Paragon Road and Yankee Trace Drive and is situated just south of the curve on Paragon Road. He projected a zoning map to show the compatibility with the surrounding areas of the request by applicant Brian Barnard of Yankee Trace Woods, LLC, for R-1C zoning for this newly annexed parcel. The change would be from Washington Township A, Agriculture, to City of Centerville R-1c, Single-Family Residential, zone classification. The request is consistent with the Comprehensive Plan for this area, which is predominately single family residential, although some farm acreage remains. The Planning Commission unanimously approved, with conditions, an application for a Residential Cluster Development Plan for the parcel and unanimously recommended approval of the requested rezoning of the 13.8 acres.

Mr. Liberman pointed out that any rezoning would not be final until thirty days after the City's acceptance of the annexation or thirty days after the approval of this ordinance, whichever occurred last.

When Deputy Mayor Compton opened the public hearing, Mr. Brian Barnard, the property owner who is from Atlanta, Georgia, answered questions from Mr. Beals about the property lines and right-of-way.

Seeing no other speakers, Deputy Mayor Compton closed the public hearing.

When Mr. Compton asked if the annexation included area purchased by Washington Township for right-of-way along Paragon Road, Mr. Feverston stated that the annexation followed the western right-of-way line along Paragon Road, and did not extend to the centerline.

Mr. Compton noted that the zoning would be the same as that of the Yankee Trace Golf Community, before Dr. Gresham sponsored Ordinance Number 12-13, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance As Amended, To Rezone 13.8 Acres Of Land, More Or Less, Located On The West Side Of Paragon Road At The Curve South Of Spring Valley Pike From Washington Township A, Agriculture Use, To City Of Centerville R-1C, Single-Family Residential Zone Classification, and moved for its approval. Mr. Beals seconded the motion. The motion passed, 4-0.

Mayor Kingseed returned to the meeting at this time.

**PUBLIC HEARING: PRELIMINARY DEVELOPMENT PLAN, AMENDMENT #1  
Cornerstone North, Phase 1A, George Oberer, Jr. for Cornerstone Developers, Ltd.**

Mr. Steve Feverston gave the staff report for this first amendment to the Preliminary Development Plan for Phase 1A for property at 5300 Wilmington Pike. He began by noting that a number of related applications are at various stages of approval. Mr. Feverston used an aerial view, maps and photos describe the features of the property and

the zoning for the entire 154.3 acre parcel which is located at the northeast corner of Wilmington Pike and Feedwire Road.

Mr. Feverston highlighted the differences between the Preliminary Development Plan that was approved in March 2013 and this amended plan which was considered by the Planning Commission at its September 24, 2013 meeting. The revised plan modified the area for the large format retailers. Besides shifting a portion of the building pad for the major anchor into area formerly designated as part of the Village Center, a retention pond and landscape area of about 1.6 acres were deleted from the southwest corner inside the ring road, and the hotel site was shifted eastward. The Village Center overlay district was enlarged somewhat to the north and east. Because the square footage of the commercial area increased significantly, large parking expanses now dominate the southern part of the plan. Mr. Feverston also noted slight changes in the phasing of the development. He stated that the demolition permit had been issued for the Dille house. He discussed trees on the property and their preservation. In the earlier submission a retaining wall about 23 feet high and from 800-1000 feet long was expected to be required between the creek and the building pads for the big box stores. In this update, the applicant modified and reduced the length and height of the wall. Screening and buffering behind the big retail stores are important because of the residential zoning to the north.

Mr. Feverston explained the palette of materials, signage package, lighting fixtures and benches, along with a cross section of a street for the Village Center. He noted the requirements of the UDO for buildings to be built close to the main streets with parking at the sides and rear of the businesses, for 4-sided architecture, and for significant landscaping. He summarized the major changes as a smaller the Village Center on the east side of the spine road, inclusion of the additional outlots in the Village Center overlay as requested with the approval of the original preliminary plan, and the loss of the unifying landscape elements at the bend in the ring road. He described the requirements for clear sight and stopping distance at the bend. The Planning Commission required that the applicant create additional landscaping and suggested extra at Entry 2, adding Condition 17.

At its meeting on September 24, Planning Commission in a 4-2 vote, recommended approval to the City Council, subject to the following seventeen conditions:

1. This plan assumes that a portion of Sub-Area F will be rezoned. The developer will either continue with that rezoning or that portion of Sub-Area F will remain as currently zoned. Other portions of this plan will not be stayed or affected by the continuing processes on Sub-Area F.
2. The Preliminary Development Plan shall be the plans and documents stamped received by the City of Centerville Planning Department on August 29, 2013, except as modified herein.
3. A Final Development plan for each Phase, as a minimum, must be approved by the Centerville City Council with a recommendation from Planning Commission. A Major Site Plan may be included with the Final Development Plan. Otherwise, a Major Site Plan must be approved by the Planning Commission for each lot prior to

construction.

4. Should the City Council concur with the applicant that the rezoning proposed in application P-2013-0007 be approved, Sub-Area E and/or Sub-Area B shall be modified and expanded to assure there is an effective bufferyard established separating the proposed residential zoning district from the large format retail buildings and incorporated into the Preliminary Development Plan subject to approval by the Planning Commission.
5. The required bufferyards along Wilmington Pike and Feedwire Road shall be platted as reserve areas or easements to provide for common landscaping, irrigation and maintenance by a master association or a legal regime approved by the City Attorney that will give similar enforcement power to the City to require uniform high quality maintenance.
6. All underground utilities shall be placed outside of any area that may be designated for tree conservation subject to approval by the City Planner.
7. All stormwater management facilities shall be constructed and installed as a part of the first phase of development to include the major detention facilities along the central drainage area of the development running generally from the northwest corner of the site through Sub-Areas B and E and the establishment of common detention facilities for all outlots subject to approval by the City Engineer.
8. The final design of the proposed retaining wall shall be submitted with the revised Final Development Plan subject to approval by the City Planner showing design compatibility with the material selections shown on the PDP
9. Parking for the outlot parcels in Sub-Area C that are not a part of the Village Center shall be limited to areas behind the building setback line along the Wilmington Pike and Feedwire road or the principal building whichever is closer subject to approval by the Planning Commission.
10. The Preliminary Development Plan shall be modified to identify the Village Center Area subject to approval by the City Planner. This area shall include the following areas referenced in work sessions by the Planning Commission and City Council; Sub-Area A, Subarea C north of Entry #2, Sub-Area D along the "ring" road and Sub-Area E from Wilmington Pike eastward to include the park/amphitheater area.
11. A full, comprehensive traffic study shall be submitted and approved by the city engineer prior to filing any subsequent final development plan application of any portion of the development site or major site plan within Phase I of the project area.
12. Landscape medians for Wilmington Pike and Feedwire Road shall be a minimum of ten feet in width and be constructed as a part of this development and incorporated into the Traffic Impact Study for construction and phasing subject to approval by the City Engineer.

13. The final location of all vehicular access points, sidewalks and hiker-biker paths shall be established with the Final Development Plan(s) for the Cornerstone Development.
14. Conservation plans shall be established in the Final Development Plan(s) for all trees or stands of trees identified in Sub-Areas A, C and E that is consistent with the approved Preliminary Development Plan subject to approval by the City Planner.
15. Trees to be preserved within the conservation areas shall be protected as described in two documents by the International Society of Arboriculture titled "Tree Care Information: Avoiding Damage During Construction" and "Tree Care Information: Treatment of Trees Damaged By Construction. It is understood that trees will be removed to allow for the construction of the north/south public road and related utilities through the conservation area within Sub-Area E.
16. The Final Development Plans for Sub-Areas A, B and C shall include a Landscape Plan for trees, a mixture of trees 2-6 inches in caliper, to be replanted along Wilmington Pike and Feedwire Road subject to approval by the City Planner. Large caliper trees shall be placed in key locations within and along the perimeter of these Sub-Areas in a manner subject to approval by the City Planner.
17. A landscape plan shall be established including grass lawn, trees, shrubbery and mounding shall be established at the bend of the "ring" road for sight distance and aesthetic purposes where a landscape area and stormwater retention pond were proposed by the applicant with the 2011 and 2013 Preliminary Development Plans and twice approved by City Council. The design of this area shall be included as a part of the Final Development Plan for this area and be subject to approval by the City Planner.

Mayor Kingseed opened the Public Hearing and asked Mr. George Oberer, Jr., of Cornerstone Developers to the podium. Mr. Oberer explained the fluid nature of the plan as time passed and potential tenants changed. He said that he was generally in agreement with the conditions except for Condition 17 related to the landscaping at the ring road. He explained that connecting to the sewer to the southeast as it comes under I-675 had changed the need for the detention pond at the bend of the ring road. He therefore asked for the elimination or the delay of condition 17 until the Final Development Plan or until the Major Site Plan for the major anchor was considered by the Planning Commission. He said the anchor would have significant landscaping in its plan. Mr. Oberer stated his agreement with Mr. Feverston that the current estimate for the height of the wall was ten feet high and six hundred feet long.

Mr. Cline and Mayor Kingseed congratulated Mr. Oberer for the progress being made.

After significant discussion of the placement of detention ponds, of requirement for sight distance and landscaping, and of wording for the motion, Mr. Compton made a motion to approve the Preliminary Development Plan for Phase 1A for Cornerstone North, subject to the seventeen conditions recommended by the Planning Commission as shown

above, with the amendment of Condition 17 to reflect that additional landscaping at the bend in the ring road as a green buffer for aesthetics shall be “encouraged” rather than required and striking the section that requires it to be comparable in size to the Preliminary Development Plan. Mr. Cline seconded the motion. The motion passed 5-0.

PUBLIC HEARING: PRELIMINARY DEVELOPMENT PLAN  
The Randall Residence and Quads - Applicant, Roll & Associates, Inc.,  
Sheehan Road, Social Row Road, Paragon Road

Mr. Feverston gave the background for the Preliminary Development Plan proposed for the Randall Residence at Yankee Trace and the nearby retirement community on the southern portion of the 60+ acres bounded by Sheehan Road, Social Row Road and Paragon Road. The plan was submitted by John Roll of Roll and Associates for the Centerville Development Group. The zoning is R-1C with a Lifestyle Community Overlay as a golf course community. He used an aerial map and photographs to describe the area, its physical features, the proposed roadways, the topography, and nine detention ponds. The plan included the Randall Residence with a memory unit, assisted living apartments, independent living apartments, and a centrally located activity center that connects to each of the other parts. Additionally, twenty-one owner-occupied quads were shown. No plans were submitted for the acreage north of Sawgrass Road which is the main entry street and bisector of the property, but the area is expected to be single family residences of lower density. Mr. Feverston stated that this Preliminary Development Plan encompassed an area reviewed in Create the Vision, Study Area I, and met its criteria for development.

Mr. Feverston discussed the architecture for the project. The Randall Residence showed 4-sided architecture, areas of open spaces, high quality materials, stone accents, dormers, brick recesses, internal courtyards, and pitched roofs or faux pitched roofs. The twenty-one quads would have 2-car attached garages and utilize similar materials. The perimeter of the property would have serpentine mounding, white fence, view corridors, irrigation ponds, hiker-biker trails and signage as elsewhere at Yankee Trace. The internal streets would be private and bordered by detention ponds and plentiful landscaping.

At its meeting on September 24, Planning Commission recommended approval of this Preliminary Development Plan for the Randall Residence and quad cottages, subject to the following fourteen conditions:

1. Final design of the Sawgrass/Paragon and Sawgrass/Sheehan intersections are subject to approval by the City Engineer. All clear zones shall be determined by the developer's engineer.
2. Final design and location of emergency access drives and related traffic gates (if proposed) are subject to approval by the Washington Township Fire Department and City Engineer.
3. All parking areas and fire access road lanes shall be designed to accommodate WB-50 size fire apparatus, shall have an unobstructed vertical clearance of 14 feet, and be capable of supporting the imposed load of fire apparatus weighing 75,000 pounds.

4. The Applicant shall verify their Traffic Impact Study, dated April 13, 2012, is compatible with their phasing schedule and those land uses established by the Preliminary Development Plan subject to approval by the City Engineer.
5. Prior to approval for construction on any portion of the subject property, the Applicant/Owner shall deed the land for Social Row Road to the City of Centerville Community Improvement Corporation.
6. Prior to approval for construction on any portion of the subject property, the Sheehan Road and Paragon Road roadway easements shall be dedicated as public right-of-way by way of record plan.
7. Conservation plans shall be established in the final development plans for the wetland and old growth tree area in the northeast quadrant of the property subject to approval by the City Planner. The preservation of this wooded area shall be performed in accordance with UDO Article 9.13(K).
8. The required bufferyards along Social Row Road, Sheehan Road, Paragon Road, and Sawgrass Boulevard, shall be platted as reserve areas to provide for common landscaping, irrigation, and maintenance by a master owner's association.
9. Public access easements shall be recorded for any pedestrian facility located outside a public right-of-way or reserve area.
10. The final design of stormwater drainage systems for the entire subject property shall be submitted for approval as part of the first final development plan.
11. As offered by the Applicant, a detailed investigation of the drainage issues plaguing lands immediately north of the subject property will be performed so the developer may alleviate any problems and concerns.
12. All regional stormwater management facilities, to include the major detention facilities identified as Ponds #1-#9, shall be constructed and installed as part of the first final development plan.
13. Final architectural design shall be established under each subsequent final development plan. Specifically, the Randall Residence shall be architecturally designed to incorporate design features of the Yankee Trace Clubhouse such as, but not limited to wall materials, trim features, and roof pitch to reflect its presence as the dominant feature in the proposed development.
14. The Golf Club at Yankee Trace Design Review Guidelines, dated October 1994, shall be adopted for the subject property.

When Mayor Kingseed opened the Public Hearing, Mr. John Roll, Roll and Associates, 3176 Kettering Boulevard, stated that the project was designed to be highly functional, while meeting the criteria for the Yankee Trace Lifestyle Community overlay. When Mr. Cline asked for a ballpark timeline, Mr. Roll said they were hoping for a spring

2014 start. In answer to a question from Mr. Compton, Mr. Feverston stated that the need for additional emergency access would need to be addressed with the Final Development Plan. Mr. Roll made some general comments on lighting and retention ponds in response to Mr. Beals.

Mr. Compton made a motion to approve the Preliminary Development Plan for the Randall Residence, subject to the fourteen conditions recommended by the Planning Commission. Mr. Beals seconded the motion. The motion passed with 5 ayes.

There being no further business, the meeting was adjourned.

Approved: C. Mark Kuper  
Mayor

ATTEST: Debra A. James  
Clerk of Council