

Centerville City Council
Work Session Meeting
July 8, 2013 /

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Paul Gresham

Jim Singer

Clerk of Council Debra James

City Manager Gregory Horn

City Planner Steve Feverston

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Economic Development Administrator Nathan Cahall

Dayton Daily News – Terry Morris

Residents – Diane and Jack Wysong

Mayor Kingseed announced that the purpose of this Work Session was an informal dialogue related to the Final Development Plan for the property at 290 Loop Road owned by Voss Chevrolet, Inc. Mr. Feverston gave the background for the 10.947 acre parcel located on the north side of Loop Road, next to Enterprise Rent-A-Car. The property is zoned B-PD, Business-Planned Development. In August 2012, a minor site plan was brought into the Planning Department for approval. The grading plan that was submitted and approved was the same exact plan that had been approved, but not completed, for the property for E. G. Lewis in 2002. When the contractor began grading, the company raised the elevation of the property by adding fill dirt well beyond the scope of the approved grading plan and creating a useable area twice the approved size. In November, a stop work order was issued, and Mr. Voss was told that the contractor must protect the hillside and install erosion control measures before the winter season. On April 30, 2013, the Planning Commission recommended tabling the Final Development Plan to its June 25, 2013 meeting. Among the issues were a required variance, insufficient grading information, sight lines or views from the neighborhood and stormwater calculations. On June 25, 2013, the Planning Commission voted 5-1 not to recommend the Final Development Plan to Council, although the Planning Department recommended approval with conditions.

Mr. Greg Stout, Voss Chevrolet, explained that 1.2 acres are being developed out of the 10.9 acres in the parcel. He also said that Voss Auto Network is fine with the 11 conditions set forth by the Planning Department. He noted that Voss wanted to address any issues that the citizens may have.

A group of residents of the Village South Neighborhood sent a letter to the Centerville City Council summarizing their concerns related to the Voss Chevrolet Plan for 290 Loop Road. Copies of the letter were given to the Council members at the meeting. The following residents/citizens were in attendance at this meeting to voice their concerns and discuss the issues: Village South residents Orville Huggins, Phil Whittaker, Judy Watts, Regis Lekan, Mary Dolle, Perry French, Rodney Miller, Charles Donovan, Doug Galusha, Margaret and Jim Foley; Bob Yux, representing the Centerville Schools; and John Voss, Brad Judge, Gregory Stout, and Dick Lange representing Voss Chevrolet.

Some of the Council members and Mr. Horn will meet at 1:00 p.m. on Sunday, July 14, located at 290 Loop Road to walk the site.

Mr. Feverston reviewed the Record Plan for Section Four of The Highlands at Yankee Trace and located the subject property east of Paragon Road and south of Legendary Way. Mr. Jim Kiefer proposed to develop 16 lots into single-family attached units and single-family detached units in this last section of Yankee Trace. Mr. Feverston identified the hiker/biker trail and the emergency access that will be provided. Some mounding will be put in place to provide privacy for the residences. The Planning Commission recommended approval of this Record Plan to City Council at its June 25, 2013, meeting, subject to the following 13 conditions:

1. Execution of a Subdivider's Agreement is required with the City of Centerville.
2. In lieu of construction of the required improvements prior to the recording of the plat, a performance bond is required. The bond amount is based upon the engineer's estimate, which shall be submitted by the developer for approval by the City Engineer. The estimate is for the construction of the required public improvements including earthwork, storm sewer, pavement, emergency access drive, hiker biker path, traffic control, erosion control and restoration of the construction drive.
3. A one year maintenance bond in the amount of 10% of the original performance bond will be required when the public improvements are complete and the performance bond is released.
4. Provide for review and inspection fees per Section 1214 of the Centerville Municipal Code.
5. Protective covenant(s) shall be placed on the record plat, subject to approval by the City Attorney, that state the following:
 1. The adjoining lake was constructed by the City of Centerville for the purpose of golf course irrigation.
 2. The lake shall be used solely and exclusively by the City of Centerville.
 3. The water level may from time to time be low as a result of irrigation.
 4. These covenant(s) shall not be changed, altered or deleted without the approval by the City of Centerville.

6. The construction drive shall be maintained and kept in good condition at all times by Yankee Trace Development, Inc. The original design for the construction drive shall be included in the construction sets for this subdivision. This drive shall be reconditioned to original Design by Yankee Trace Development, Inc. at the completion of all construction, including homebuilder construction that is associated with this subdivision subject to approval by the City Engineering Department.
7. The emergency access drive and hiker/biker path shall be merged into a single access point onto Legendary Way. The access easement shown on the record plat shall extend to the Legendary Way right-of-way where the hiker/biker and emergency access drive is situated subject to approval by the City Planner.
8. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
9. The bank of the irrigation lake behind lots 59 and 60 shall be graded to provide a slope not to exceed 3:1 subject to approval by the City Engineer.
10. The grading behind lots 61-66 shall be modified to shift the drainage swale away from the rear of the houses to provide a minimum usable outdoor area in both width and gradient per Article 9.35 of the UDO subject to approval by the City Planner.
11. Lot 60 shall be modified to provide a minimum perimeter of 15 feet from the normal pool of the irrigation lake to the lot line and to eliminate the access easement on lot 60 subject to approval by the City Planner.
12. The minimum building setback for lot 59 and 60 shall be modified to also provide a minimum setback of 40 feet to the normal pool elevation of the irrigation lake subject to approval by the City Planner.
13. A landscape plan for Reserve Area N shall be submitted as a part of the construction plans subject to approval by the City Planner. This plan shall include a combination of evergreen and deciduous trees as required by the Residential Cluster Development Plan approved by the Planning Commission in 2006.


Mr. Horn formally introduced Andrew Rodney who officially started his employment with the City as of this date. He will work with Mr. Feverston until January 2014 and will then take over the City Planner position.

Mr. Horn explained that he had spoken with Mr. Tom Humes at Great Traditions. Great Traditions and the City may need to amend the Development Agreement for Yankee Trace to provide for the sale of the land in the Highlands at Yankee Trace, Section Four. In the past, after the 10th lot is sold, the City would be paid for the remaining six lots. Mr. Horn will keep Council apprised of how this is worked out.

An Appeal has been filed by Mr. Greg Davis, Applicant, regarding a Variance for Sight Distance at the All About Kids Daycare at 1300 Social Row Road. The fence was not installed in the location approved on the plans. The Planning Commission denied Mr. Davis's request for a variance. This Appeal will come before Council at the meeting on August 19, 2013.

Mr. Horn noted that representatives for the Minch Development seem to be making good progress with plans for the proposed development. They will be coming in to discuss some changes and will be meeting with City Staff in the next week.

Mayor Kingseed will be forwarding the draft of the resolution supporting the efforts of the Washington Township Fire Department to Council for comments.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor