

Centerville City Council
Work Session Meeting
July 11, 2011

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Doug Cline

Councilmembers: John Beals

Brooks Compton

Paul Gresham

Belinda Kenley

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Steven Feverston

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant City Engineer John Sliemers

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Scott Knebel, LJB, Inc.

Jill Kelley, Dayton Daily News

Mr. Jack Garner, a resident, addressed the Council on several concerns related to commercial, residential and political signage, including Barber poles in the Architectural Preservation District. He encouraged Council and Staff to thoroughly review all rules, regulations and ordinances on a regular basis. He also brought up the issue of snow removal on sidewalks and enforcing the speed limit on Zengel Drive. Mayor Kingseed thanked Mr. Garner for coming and affirmed that we can always make improvements in the way things are done and handled. Mayor Kingseed stated that someone would be getting back to him regarding his concerns.

Discussion followed with regard to passing a resolution or ordinance updating sign standards in the Unified Development Ordinance. As a result of the severe storm on May 25 which caused severe hail damage to properties, Mr. Garner asked that an exception be made for natural or man-made disasters. Council agreed to look into passing a resolution or ordinance to impose a moratorium of the UDO until September 1, 2011. Legislation will be on the agenda for July 18. Mayor Kingseed asked Mr. Horn to address Mr. Garner's concerns in writing.

Mr. Feverston reported for the Planning Commission to Council the Preliminary Development Plan for Cornerstone North on the Dille property, 154 acres northeast of the intersection of Wilmington Pike and Feedwire Road, near I-675. It is zoned B-PD and R-PD. The Dille house at 5300 Wilmington Pike was determined by the Board of Architectural Review not to have Landmark Status. The house will be torn down. He explained the major access

points along Wilmington Pike, Feedwire and Brown Roads, signalization, internal roadways and the design elements for the project. Trees have been a big issue. Robert Siebenthaler has conducted a tree study and has identified what trees or groups of trees will be saved. Mr. Feverston stated that the trees are an iconic element of the site. Mr. George Oberer will need to come back to the city with a preliminary plan for the 34 acres which is zoned Residential-Planned Development. That area is not under this preliminary plan.

Mr. Sliemers discussed the traffic issues and requirements for this parcel, the perimeter streets and the interchange. Mr. Scott Knebel, LJB, Inc. is the consultant for the City for this project. Mr. George Oberer's consultant is CESO. The City has been working with CESO on a traffic impact study. Mr. Sliemers also went over the Traffic Impact Study components. Significant concerns need to be worked out with regard to the traffic study before the August 18 meeting, so that Mr. Knebel's recommendations may be incorporated and the City Engineer's approval may be given. Mr. Horn stated that Mr. Oberer and his staff will come in for the August 1 Work Session, and Council may need to meet again on August 8 for a Work Session concerning the Preliminary Development Plans for Cornerstone North and South.

Council will meet for a Work Session at 7:00 p.m. before the Council Meeting on July 18.

Mr. Feverston stated the Planning Commission, recommended this Preliminary Development Plan for Cornerstone North, for the approval of Council, subject to the following 17 conditions:

1. The Preliminary Development Plan shall be the plans stamped received by the City of Centerville Planning Department on June 9, 2011 and the Cornerstone at Centerville Development Plan Resubmission booklet dated June 10, 2011, except as modified herein.
2. 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.
3. Prior to the submittal of a Final Development Plan for any portion of the subject property, the applicant shall deed the land where the Brown roadway easement is situated to the City of Centerville Community Improvement Corporation.
4. 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 on the Preliminary Development Plan and in the Cornerstone at Centerville Development Plan Resubmission booklet subject to approval by the City Planner. Trees 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."

5. The Final Development Plans for Sub-Areas A and C (Phases 1 and 2) shall include a Landscape Plan for trees, 4-6 inches in caliper, to be replanted along Wilmington Pike and Feedwire Road subject to approval by the City Planner.
6. The required bufferyards along Wilmington Pike and Feedwire Road shall be platted as reserve areas to provide for common landscaping, irrigation and maintenance by a master owners' association or a legal regime approved by the Municipal Attorney that will give similar enforcement power to the City to require uniform high quality maintenance.
7. All underground utilities shall be placed outside of any area that may be designated for tree conservation subject to approval by the City Planning Commission.
8. The applicant shall submit as a part of this Preliminary Development Plan a revised Traffic Impact Study incorporating the City's traffic consultant's recommendations to the satisfaction of the City Engineer subject to approval by the City Engineer including, but not limited to right-of way dedication, public roadway widening, signalization, access control, internal street and drive improvements and addressing both short term and long term impacts to the Wilmington Pike corridor and the I-675/Wilmington Pike Interchange area and establish a phasing schedule.
9. Landscape medians for Wilmington Pike and Feedwire Road shall 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.
10. The final location of all access points shall be established with the Final Development Plan(s) for the Cornerstone Development.
11. The drive situated northwest of Anchor 1 in the Village Center shall have no direct parking; a raised curb shall be constructed and a 9 foot wide landscape area established on the south side subject to approval by the City Planner.
12. Two drives shall be established, one situated between Anchor 1 and JA2 and the second between Anchor 2 and Anchor 3 that have no direct parking, including raised curbing and a 9 foot wide landscape area on each side subject to approval by the City Planner.
13. Sidewalks shall be constructed along all internal public and private streets subject to approval by the City Planner.
14. Pedestrian crosswalks shall occur at all street or driveway intersections.
15. All regional 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 site running generally from the northwest corner of the site through Phase 1b and the establishment of common detention facilities for all outlots subject to approval by the City Engineer.

16. No signage is approved as a part of this Preliminary Development plan.
17. Parking lot islands at the end of Entry #3 shall be combined to protect incoming traffic subject to the approval of the City Engineer.

Mr. Feverston presented to Council the Preliminary Development Plan for Cornerstone South, noting that the south parcel is 71 acres. It is situated south of I-675 at Wilmington Pike and is bound by Clio Road and Possum Run Road. The parcel is zoned Office-Planned Development, basically an office park/campus. Miami Valley East Drive will ultimately connect to Wilmington Pike. Lots will be divided into sites of 4-6 acres in size for regional office users. This Preliminary Plan is very similar to the Bear Creek Plan that had previously been submitted.

The Planning Commission recommended the Preliminary Development Plan for Cornerstone South for the approval of Council, subject to the following seven conditions:

1. The Preliminary Development Plan shall be the plans stamped received by the City of Centerville Planning Department on June 9, 2011 and the Cornerstone at Centerville Development Plan Resubmission booklet dated June 10, 2011, except as modified herein.
2. The Development Plan Resubmission Booklet for the Cornerstone South development shall be modified to minimize the use of synthetic stucco siding (EIFS); all buildings shall meet or exceed the minimum requirements established by the UDO for building mass, form and architectural requirements when submitted as a part of a Major Site Plan.
3. The applicant shall submit as a part of this Preliminary Development Plan a revised Traffic Impact Study incorporating the City's traffic consultant's recommendations to the satisfaction of the City Engineer subject to approval by the City Engineer including, but not limited to right-of-way dedication, public roadway widening, signalization, access control, internal street and drive improvements and addressing both short term and long term impacts to the Wilmington Pike corridor and the I-675/Wilmington Pike Interchange area and establish a phasing schedule.
4. 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.
5. The final design of all gateways, public amenities including decorative street lighting, public benches, and street trees, and the proposed General Design Guidelines to create a "campus environment" shall be submitted by the Applicant as a part of the Final Development Plan.
6. A plan for pedestrian walkways shall be submitted with the Final Development Plan for all sidewalks, hiker/biker trails and any walkway outside of a public right-of-way.

7. The required bufferyards along Clio Road and Possum Run Road shall be platted as reserve areas to provide for common landscaping, irrigation and maintenance by a master owners' association or a legal regime approved by the Municipal Attorney that will give similar enforcement power to the City to require uniform high quality maintenance.

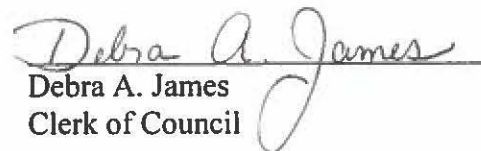
Mr. Horn noted that a project of this magnitude could take 15 to 20 years to complete. Discussion followed regarding materials and design elements. The goal is the look and feel of a small village with some uniqueness. Natural materials such as wood, brick and stone would be used.

Overall, good progress has been made; the major issue is the traffic study. The City Engineer and the City Planner have many other details that have been left to future approval.

Dr. Hinshaw had completed the 2010 Comprehensive Annual Financial Report, and copies were passed out to Council.

Mr. Spitler gave an update on the South Main Street Waterline project. It is anticipated that traffic will be reduced to a single south bound lane, with the north bound traffic detoured beginning at Spring Valley Road. The project is scheduled to be completed at the end of July.

Mr. Beals reported that on Sunday, July 3, members of the Sister City Committee met with three individuals from Outremont, Canada, (a suburb of Montreal) at Carolyn Basford's home. Approximately two years ago the City contacted the French Canadian city (Outremont) in anticipation of forming a second Sister City relationship. The purpose of this meeting was to discuss the possibility of forming a relationship with another municipality close to Outremont in order to share travel expenses with the City of Oakwood. Oakwood has had a 35 year relationship with Outremont. A delegation from Oakwood is going to Outremont for its Oysterfest, October 13, 14 & 15 of this year. The purpose of this trip would be to make contact with one of the other suburbs. Francine Unterberg will make arrangements for the Centerville Sister City Members to meet with representatives from two other suburbs. SC members are considering going, and Mr. Beals inquired whether any Council Members might be available for the trip as well. The hope is that Centerville could establish a student exchange like the one we have with Bad Zwischenahn.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor