

RECORD OF PROCEEDINGS

Minutes of *COUNCIL*

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held *August 15,*20 *11*

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, August 15, 2011, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Pastor Chad Current and the Pledge of Allegiance to the Flag, with Mayor Mark Kingseed presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	Doug Cline
Councilmembers	John Beals
	Paul Gresham
	Belinda Kenley
	James Singer

Clerk of Council Debra James
 City Manager Gregory Horn
 Finance Director Steven Hinshaw
 Public Works Director Robert James
 City Engineer Douglas Spitler
 Assistant City Engineer John Sliemers
 Operations Manager Mary Lou Pence
 City Planner Steven Feverston
 Economic Development Administrator Nathan Cahall
 Municipal Attorney Scott Liberman

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

Council Meeting	July 18, 2011.
Work Session Meetings	July 18, 2011.
	August 1, 2011.
	August 8, 2011.

Mr. Singer moved that Brooks Compton be excused from this meeting. Mr. Cline seconded the motion. The motion passed with six ayes.

Dr. Gresham moved that the minutes of the foregoing meetings, as distributed, be approved. Mr. Beals seconded the motion. The motion passed with six ayes. Mr. Singer abstained from the vote on the minutes of the Work Session on August 8, 2011 since he was absent.

Mrs. James announced the resignation of JoAnne Rau from the Board of Architectural Review, for appointment to the Centerville Planning Commission.

Mayor Kingseed welcomed Chief Robertson who introduced James Myers who recently was promoted to sergeant at the Centerville Police Department.

Mayor Kingseed greeted Kim Engelman of the City Beautiful Commission. She announced that Cross Pointe Center on East Alex-Bell Road was the recipient of the August Business Pride Award and presented a plaque and a Yankee Trace gift certificate to Tim Suttmiller, Cross Pointe Associates, in recognition of the beautiful landscaped areas in the shopping plaza.

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Mrs. Engelman announced the residential summer landscape award winners for August as the properties were highlighted in a slide show. The summer residential winners will be invited to the September meeting of Council to be recognized in person. August winners are as follows:

Zone 1

Gretchen Browning
6470 Hollowview Trail

Zone 2

Pat Kinzig
760 East Whipp Rd

Zone 3

Mike and Cathy Gill
2205 E. Centerville Station Rd.

Zone 4

Arthur and Alma Miller
144 Tuxworth Road

Zone 5

Kathleen Lawrence
7360 Caribou Trail

Zone 6

Doug and Beckie Hullings
320 Village Square Drive

Zone 7

Tom Miltner
1299 Courtyard Place

During the Mayor's Report, Mayor Kingseed noted the following:

He congratulated the Washington Township Fire Department for a successful fundraiser with the annual ice cream social that was held on Sunday, August 14. The Fire Department serves both the City of Centerville and Washington Township.

Mr. Horn offered the following in the City Manager's Report:

He thanked the Sister City Committee for the dinner they hosted for students who visited counterparts in our Sister City, Bad Zwischenahn, Germany. He expressed his appreciation for the Student Exchange Program and the considerable effort that goes into the program. Mr. Horn particularly thanked Mrs. Kristina Wassmann, a German teacher at the high school, who accompanied the students.

He announced that the third and final phase of the Automated Refuse Program (which has been introduced over the past three years) will be fully operational within the next week or two. The containers are being distributed to the final areas of the community.

The City is expecting to expand the yard debris drop off program. As it is now, debris can be dropped off on Wednesdays during business hours at the Public Works Center on South Suburban Road. One or two Saturdays a month will be added so that City residents are able to drop off yard debris during the growing season.

Jazz on the Green, held on Wednesday nights at Yankee Trace, will be extended into September this year (weather permitting).

Mr. Horn stated that since the hail storm of May 25 neighborhoods have been inundated with commercial company signage. He reminded residents that Council agreed to a moratorium on the enforcement of our sign code until September 1. Yard signs will need to be removed at that time. Contractors may have a sign in the yard while they are actually working at a particular property.

Cecy Grieve, municipal building receptionist, is retiring after 21 years. She has a wealth of institutional knowledge about our community and is going to be greatly missed. Mr. Horn wished her a long, happy and healthy retirement with her husband, Ron.

Despite the challenging economic times, all of our departments are living within their budgets. Dr. Hinshaw's financial report at the end of July was very positive in terms of

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our budgeting forecasts. Keeping costs down is going to become increasingly important with the cutbacks from the state over the next few years.

Mr. Cahall outlined code violations and their resolutions for the month of July, 2011, as well as the community calendar for the months of August and September.

Mrs. Kenley noted that Mr. Bob Waker had recently resigned from the Arts Commission. She publicly thanked him for service that included time as the chair of the group.

Mr. Beals announced that on Wednesday, August 17, the Miami Valley Regional Planning Commission will hold a meeting at the Centerville Police Department from 4:00-6:00 p.m. to discuss a master land use plan for Miami, Montgomery and Greene Counties. MVRPC has worked for two years on this plan. The public is invited.

Mayor Kingseed explained that the Consent Agenda contains procedural and administrative matters which the Council has discussed in Work Sessions. Approval of these issues will be as a group with one motion being made. Mr. Singer requested that Item "F" be removed from the Consent Agenda to be reviewed by a separate vote under New Business. Councilmembers took turns reading the items on the Consent Agenda into the record, before Mr. Cline moved that the following consent agenda items, minus Item "F" be approved.

- A. Resolution Number 27-11, A Resolution Supporting The Request For The Redistribution Of Inside Property Tax Millage Filed With The Montgomery County Budget Commission In Both 2010 And 2011, And Requesting The Montgomery County Budget Commission To Take All Necessary Action To End The Payment Of Taxes By Centerville's Property Owners To Washington Township For No Discernable Benefit To The City Or Its Residents.
- B. Resolution Number 28-11, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Execute An Agreement Between The City Of Centerville And The Centerville City School District For The Presence Of Police Officers In School Buildings.
- C. Resolution Number 29-11, A Resolution Accepting The Bid Submitted By Ohio Valley Contracting, Inc., Of Cincinnati, Ohio For The Stubbs Park Pedestrian Bridge Replacement And Path Paving Project – 2011 (Project #BI-1A-11) For The City Of Centerville And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- D. Resolution Number 30-11, A Resolution Authorizing The City Manager To Prepare And Submit An Application To Participate In The Ohio Public Works Commission (OPWC) State Capital Improvement And/Or Local Transportation Improvement Program(s) And To Execute Contracts As Required For Feedwire Road Improvements.

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- E. Resolution Number 31-11, A Resolution Authorizing The City Manager To Prepare And Submit An Application To Participate In The Ohio Public Works Commission (OPWC) State Capital Improvement And/Or Local Transportation Improvement Program(s) And To Execute Contracts As Required For East Spring Valley Road Improvements.
- F. *A Resolution Imposing a Moratorium For A Period Of Six Months (180 Days) On the Granting Of Any Permit For An Alternative Energy System, Including A Solar Energy System, Within The City Of Centerville.*
- G. Resolution Number 33-11, A Resolution Endorsing "Project 1000 Cherry Trees" Within The Area Of The National Museum Of The US Air Force.
- H. Appointments to be made as Follows:
 JoAnne Rau as a member of the Planning Commission for a term of four years.
 Joanie Haverstick as a member of the Arts Commission for a term of three years.
- I. Reappointments to be made as Follows:
 Marilou Enslein as a member to the City Beautiful Commission for a term of three years.
 Kim Engelman as a member to the City Beautiful Commission for a term of three years.
 Marilyn Hoback as a member of the Sister City Committee for a term of three years.

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

Mayor Kingseed administered the Oath of Office to JoAnne Rau, a newly appointed member of the Centerville Planning Commission. The Mayor congratulated her and thanked her for her willingness to serve the City.

PUBLIC HEARING: APPEAL BY DONALD TARAZANO OF PLANNING
 COMMISSION DECISION FOR MULTIPLE SOLAR PANELS
 161 TERRACE VILLA DRIVE

Mr. Singer moved to remove the Appeal of the Planning Commission's decision regarding the installation of solar panels at 161 Terrace Villa Drive from the table for consideration. Mrs. Kenley seconded the motion. The motion passed with six ayes.

Mr. Feverston gave background on the appeal filed by Donald Tarazano. The Planning Commission denied a request for the installation of 53-56 solar panels on the front and sides of the roof elevations of his house and garage with a 5-1 decision. Mr. Tarazano filed an appeal, bringing the matter before Council. Council has reviewed this request and has directed staff to proceed in drafting legislation that would regulate solar panels and other alternate energy systems. However, in the meantime, Mr. Tarazano's solar panels must be treated in the manner the Unified Development Ordinance directs unless Council decides to

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grant the appeal. Should Council overturn the Planning Commission's decision and grant the installation of the roof mounted solar panels, Mr. Feverston recommended the following conditions to mitigate the impact on the neighborhood: 1. All structural components and panel framing should be painted to match the roof. 2. When replaced due to the hailstorm, the roof should be re-shingled to a darker color to lessen the visual impact of the solar panels as Mr. Tarazano offered.

Mr. Walt Spaulding, 171 Hampton Road, stated that he has no opposition to the installation of the solar panels and thinks they are a great idea. He hopes that Council decides to come up with a means to approve solar panels.

Mr. Cline commented that the Environmental Committee has met with Mr. Feverston and they are forming some guidelines going forward. A moratorium is being introduced on the granting of any permit for an alternative energy system in order to get some new regulations on the books, so that solar energy systems do not become a problem for the community. Mr. Cline also mentioned that Mr. Tarazano is on vacation and that he had met with Council during a work session meeting.

Dr. Gresham and Mr. Beals expressed appreciation to Mr. Tarazano for his patience in this matter and for bringing the issues before Council, so that the wider issues could be addressed. Mr. Singer asked that any motion related to the appeal include the two conditions recommended by staff.

Mayor Kingseed thanked the Environmental Committee, Staff and the Planning Commission for working on an Ordinance that can deal with alternative energy systems on a long term basis. Council is desirous of supporting the technology, but limiting the negative impact on the neighbors.

Mrs. Kenley made a motion to grant the Appeal to Mr. Tarazano with the following two conditions:

1. The roof shall be re-shingled to a darker color to lessen the visual impact of the solar panels as Mr. Tarazano offered at the July 18 Public Hearing.
2. All structural components and panel framing shall be painted to match the color of the roof.

Mr. Beals seconded the motion. The motion passed with six ayes.

**PUBLIC HEARING: CORNERSTONE DEVELOPERS, MR. GEORGE OBERER, JR.
PRELIMINARY DEVELOPMENT PLAN – CORNERSTONE NORTH
5300 WILMINGTON PIKE**

Mr. Feverston gave the staff report for the preliminary development plan for the Dille Farm located at the intersection of Wilmington Pike and Feedwire Road, Cornerstone North, submitted by the Oberer Companies. The main zoning districts on the property are Business Planned Development to the west and south and 32 acres of Residential Planned Development to the northeast across from Brown Road. Mr. Feverston used photos to show the physical characteristics of the property. Noting that the public hearing process would be

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repeated for the final development plan, Mr. Feverston explained the process for preliminary and final development plans.

The Preliminary Development Plan divided Cornerstone North into Sub-areas A through H. Mr. Feverston stated the proposed uses for the various areas on the property (a village center, restaurants, a hotel, office buildings, a lake, green space, residential space and the larger format "anchor" stores). The applicant separated the construction of this large project into manageable phases.

City Engineer Doug Spitler reported that the City and the developer recently have been working closely on a very complex traffic impact study that includes both Cornerstone North and Cornerstone South. The City is also consulting Scott Knabel, a traffic engineer from LJB, Inc. with technical expertise and familiarity with the area. The impact study tried to accurately predict future traffic growth by estimating the number of trips that will be generated as development occurs. Around I-675 the City anticipates the need for both short term and long term improvements. Short term improvements include working with ODOT and the Federal Highway Administration to restripe Wilmington Pike under I-675 in order to change the existing back to back turn lane into side by side turn lanes. Long term, additional lanes under I-675 will require the replacement of the bridges. If the Preliminary Development Plan is approved, the Engineering Department will request that the planning of both the short and long term improvements proceed immediately.

Mr. Spitler then discussed the improvements projected for Feedwire Road. In a cooperative effort, the City and the developer will be submitting an application for funding for the full build out of the required improvements to Feedwire Road. One of the conditions of the Planning Commission is that staff be given the authority to continue working with the developer as details are worked out. It is important that staff have this flexibility.

Mr. Feverston noted that the Planning Commission met on June 14, 2011 and recommended approval of the Preliminary Development Plan to City Council subject to the following seventeen 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.

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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.

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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. George Oberer, Jr. of Cornerstone Developers and Oberer Companies, a managing partner for the development, clarified his intentions with regard to the sub areas for Cornerstone North, describing them in some detail. He noted that green space ties all the areas together, as a very important part of the feel of the community. He stated his intention to preserve the stream corridor with its old growth trees and to construct walking trails connecting various amenities. Residential Sub-Areas F, G and H had not been defined as of yet, so Cornerstone Developers will submit a plan for them at a later date. Mr. Oberer stated his intention as a covenant with Council that there will be a strip in the residential housing along Brown Road that is 300 or 400 feet deep that will be strictly held for a "for sale" product in order to allay some of the concerns of nearby homeowners.

Next Mr. Oberer spoke concerning tree preservation. As the result of the tree survey done by Mr. Robert Siebenthaler, the primary trees that will be retained are the trees at the corner of Feedwire Rd. and Wilmington Pike and along the stream bed that extends from the northwest to the southeast through the property. Many of the trees along the perimeter (which are the stronger trees) will be destroyed since they are in the right-of-way for road improvements. Fingers of trees along Wilmington Pike and Feedwire Road or between outlots are not sustainable. The strength of trees that have grown in wooded areas comes from the surrounding forest of trees that help to break the wind. In comparing his tree plan with that of Bear Creek, a former developer, Mr. Oberer stated that his tree preservation plan makes more sense for long term viability.

Mr. Oberer commented on the architectural details of the area. Stone salvaged from the Dille mansion will be incorporated into the site. He showed examples of architectural characteristics for items like street lights, benches and landscaping. He stated his expectation that the internal driveways would be public streets.

Paul Goodhue, CESO, Traffic Engineering Consultant for Cornerstone Developers, noted he has been working closely with the City staff since the beginning of this year on an extensive traffic study. Since most of the analysis is close to being done, the parties can look at types of impacts and begin to create a phasing plan to meet the expected need, maintain the integrity of the existing streets and handle future growth. Mr. Goodhue used a

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PowerPoint presentation to show large-scale widening and turn lane improvements along Wilmington Pike and Feedwire Road that will occur over the next 20 years. The traffic plan is designed to be flexible enough to accommodate changing needs.

Mr. Cline asked Mr. Oberer to comment on the locations of signalization. Mr. Oberer replied that during Phase 1, new signalization will be installed at the main entrance to Cornerstone North on Wilmington Pike, and the signal on Feedwire Road in front of Home Depot will be reconfigured to accommodate cross traffic. The need for a signal at Wilmington Pike and Brown Road will be monitored for volumes that warrant the installation of a signal. Mr. Beals verified that the turn lane into Entry 2, the northernmost entry on Wilmington Pike, would have a long left turn lane without a signal. Mr. Beals also asked if the traffic study had included a study of the adequacy of the bridge over I-675 on Feedwire Road. Mr. Oberer responded that the study had gone eastward through the intersection of Feedwire and Clys Road intersection and did not show the need to expand that bridge.

Anna Betz, 958 Belfast Drive, stated that her main concerns are the office space and the hotel being proposed on the northeast corner of Wilmington Pike and Brown Road. She did not feel the zoning was a good fit with the surrounding properties such as Magic Castle, golf course, Quail Run and the residential community just north of Brown Road. She asked for the office buildings and hotel to be moved to another area.

Rex Fisher, who lives on the west side of Wilmington Pike, asked how people driving north will get to the driveways on the west side of the street. Mr. Feverston replied that the engineers envision a boulevard median that is landscaped with trees, grass and planting beds for Wilmington Pike given that the road is a major thoroughfare. The medians are intended to help mitigate the impact of the retail development. Mr. Goodhue of CESO stated that there is a possibility of median U-turns so that right turns can be made into the residences.

Mr. Craig Fanning of the Magic Castle and Rollandia Golf Center has approximately 50 acres just to the north of this project. He stated his support for the plan, but asked that the intersection of Wilmington Pike and Brown Road be examined closely to determine the need for a signal.

Mr. Denis Mathes, 5327 Wilmington Pike, noted that residents on the west side of Wilmington Pike are concerned about their property values. His driveway is directly across from the main entrance to the development. While he is supportive of the project, he is apprehensive about the effect of the traffic signal and U-turns on access to his home.

In final discussion, Mr. Beals said that it is important for the public to realize that major earthwork will be done in the initial phase. Mr. Oberer promised that there will be connectivity from the residential area to all of the other areas.

Mr. Cline made a motion to approve the Preliminary Development Plan for Cornerstone North, subject to the 17 conditions that were recommended to the City Council by the Planning Commission at its meeting on June 14, 2011. The 17 conditions were read

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into the record earlier during this Public Hearing. Mrs. Kenley seconded the motion. The motion passed with six ayes.

PUBLIC HEARING: CORNERSTONE DEVELOPERS PRELIMINARY DEVELOPMENT PLAN – CORNERSTONE SOUTH

Mr. Feverston gave the staff report on the Preliminary Development Plan for the 71 acres of the Dille property located north and bounded by Clyo Road, east of Wilmington Pike and south of I-675. The zoning is Office-Planned Development which designates office uses for this entire development. The developer will construct a single main traffic artery westward from Clyo Road in phases until it connects with Miami Valley East Drive that runs into the hospital campus. The plan sub-divides the property into office lots for development, making good use of the flat topography, the good visibility from I-675 and the access onto Clyo Road. Neighboring the Five Seasons Club, the parcel has a stream valley that bisects the property; pedestrian access to Five Seasons is planned.

Mr. Oberer proposed to develop this property in two or three phases. There have been discussion of different possible alignments for Miami Valley East Drive to accommodate crossing the floodway that is present. The currently shown choice for the preliminary alignment is based on cost considerations and is seen as the best location for crossing the floodway.

Mr. Oberer shared the general flavor and design themes for Cornerstone South. He shared photos of an office park along Polaris Parkway in Westerville in Columbus as an example of an area incorporating some of the design themes and architectural features that are being proposed. Mr. Feverston stated that, at its meeting on June 14, 2011, the Planning Commission recommended approval of the Preliminary Development Plan for Cornerstone South to City Council with 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 building shall meet or exceed the minimum 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.

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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 Clys 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. Oberer noted that he was contacted recently by an engineering consultant and attorney for Mr. Lofino, who owns property on the west end of Miami Valley East Drive which the roadway would need to cross. Mr. Lofino stated concerns for adequate access to his property behind Sugarcreek Plaza shopping center. Mr. Oberer said he had spoken with the two consultants and, while there are some engineering issues, topography limitations and environmental issues, he did not see major problems to be addressed at this time.

Mr. Michael Lofino, 113 Grovehill Drive, Beavercreek, represented Lofino Properties. He stated on the record that the property is located along the access drive where Miami Valley East Drive is proposed to connect to Wilmington Pike. Lofino Properties worked with Hope Church, another neighbor, to specify what they felt was the difficulty with the current alignment of the crossing of the floodplain. Mr. Lofino requested that Cornerstone Developers use an alignment that stays to the south instead of curving to cross the creek in an advantageous place. The southern route minimizes the impact to the church, works better with its future development plans and provides a better access plan for the Lofino parcel. Mr. Lofino asked Council to consider the proposed realignment, in evaluating this preliminary plan. The building configuration and lot sizes are highly dependent on the proposed alignment of the Miami Valley East Drive extension. He stated that Lofino Properties wants to see this development succeed.

Mr. Randy Gilbert, representing Hope Church, stated a concern is that it would be hard to change the road alignment later. The proposed alignment impacts the church's master plan. Dividing the property as the plan suggests would leave the Church without flexibility for the future. He asked for a change in the alignment of the roadway.

Mayor Kingseed noted for the record that an email was received on August 15, 2011, from Mr. Jeff Matthews of Possum Run Court, who was unable to be in attendance. Mr. Matthews voiced concern about the alignment of the intersection of Miami Valley Drive

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East and Clys Road. He asked that the City exercise due diligence for reasonable steps to prevent car lights from shining into his property as they exit Miami Valley East Drive at Clys Road.

Following a question from Mr. Beals with regard to Condition 5 as it refers to the creation of a "campus environment", Mr. Feverston said that the architecture, brick color, and other themes, will be determined as part of the Final Development Plan, when design themes are submitted.

Dr. Gresham made a motion to approve the Preliminary Development Plan for Cornerstone South, subject to the seven conditions that were recommended by the Planning Commission, as read into the record earlier during this Public Hearing. Mr. Beals seconded the motion. The motion passed with six ayes.

MORATORIUM ON PERMITS FOR ALTERNATIVE ENERGY SYSTEMS

Mayor Kingseed reminded everyone that Item "F" of the Consent Agenda would be considered at this point. In the staff report, Mr. Feverston noted that this moratorium precludes the issuance of any permits for a solar system or alternative energy systems such as a wind turbine for a period of six months in order to give staff time to prepare a draft ordinance and have Council enact the related legislation following the review process. The Green Committee made suggestions on a draft ordinance that will go to the Planning Commission at its August 30 meeting. The ordinance regulates the placement and location of both roof-mounted and ground-mounted solar panels. Mr. Singer stated his desire for a comprehensive ordinance that would address a broad spectrum of alternative energy—solar, wind turbine technology, fuel cells, and geo-thermal systems.

Mr. Beals sponsored A Resolution ⁽³²⁻¹¹⁾ Imposing A Moratorium For A Period Of Six Months (180 Days) On The Granting Of Any Permit For An Alternative Energy System, Including A Solar Energy System, Within The City Of Centerville and moved that it be passed. Mr. Cline seconded the motion. The motion passed with six ayes.

There being no further business, the meeting was adjourned.

Approved: C. Mark Kingseed
Mayor

ATTEST: Debra A. James
Clerk of Council