

Centerville City Council  
Work Session Meeting  
January 14, 2008

**TIME:** 7:00 P.M.  
**PLACE:** Centerville Municipal Building, Law Library  
**PRESENT:** Mayor C. Mark Kingseed  
Deputy-Mayor Douglas Cline  
Councilmembers: Brooks Compton  
John Beals  
Paul Gresham  
Belinda Kenley  
Assistant Clerk of Council Julia Weaver  
City Manager Gregory Horn  
Finance Director Mark Schlagheck  
Public Works Director Robert James  
City Engineer Douglas Spitler  
City Planner Steven Feverston  
Municipal Attorney Scott Liberman

Mr. Feverston described the details of the Application for the Major Use Special Approval for the Cornerstone on the North Parcel of the Dille annexation. Final action is expected by the Planning Commission at its meeting on January 15, 2008, so the matter could come before Council for Public Hearing at its meeting on January 28, 2008.

Dr. Gresham entered the meeting at this time.

Mr. Feverston's presentation gave a sense of what is being proposed for the area north of Feedwire Road, east of Wilmington Pike and south of Brown Road. The Planning Commission held a public hearing and tabled the matter at its September meeting. As a courtesy, notifications that the application is again on the Planning Commission agenda have been mailed. The Planning Commission is expected to recommend approval of the Major Use Plan subject to the following conditions:

1. A Major Use Special Approval Application must be filed with the City for the residential portion of this site.
2. A Record Plat(s) for this development including all necessary public improvements shall be submitted subject to approval by the City Council including additional right-of-way for Wilmington Pike, Feedwire Road, Brown Road and all internal public streets in accordance with the City Subdivision Regulations and incorporating the recommendations of the traffic impact study.

3. A detailed set of construction plans shall be required with the Record Plat(s) detailing the design of public roadways, private drives, rights-of-way, pavement, traffic control, grading and storm water management for the site as a whole subject to approval by the City Engineer.
4. A covenant shall be placed on the Record Plat that prohibits direct vehicular access from any development parcel to Wilmington Pike, or Feedwire Road subject to approval by the City Attorney.
5. Easements shall be placed on the record plat to allow for emergency access to all retention and/or detention basins by the City.
6. A traffic impact study for the development and the impact on proposed streets/drives and existing public streets shall be subject to approval by the City Engineering Department and shall be used to guide the required street/drive improvements and dedication of right of way.
7. Final plans, including site, grading, storm water management, walkways, landscape, lighting and building elevation plans for each development parcel shall be subject to approval by the Planning Commission in accordance with the Special Approval Section of the Zoning Ordinance.
8. All development parcels shall be designed to preserve areas of existing stands of trees to the greatest extent practical subject to approval by the Planning Commission.
9. A final landscape plan including the conservation of existing trees for each development parcel shall be subject to approval by the Planning Commission and for each record plat shall be subject to approval by the City Council.
10. All underground utilities shall be placed outside of any area designated for tree conservation subject to approval by the City Planning Commission.
11. The proposed bufferyard shall be constructed in accordance with the Landscape, Screening and Bufferyard requirements of the Zoning Ordinance.
12. The final design and alignment of all intersections onto Wilmington Pike, Feedwire Road and Brown Road shall be subject to approval by the City Engineer. This condition initially includes aligning the boulevard entrance from Feedwire Road directly across from the existing access drive to the south subject to approval by the City Engineer.
13. Feedwire Road shall be improved as recommended by the approved traffic study with additional pavement, curb, gutter, storm sewer, and an 8 foot wide hiker/biker trail subject to approval by the City Engineer.

14. Brown Road within the City of Centerville shall be improved as recommended by the approved traffic study to include widening of the eastbound lane, curb, gutter, storm sewer, and a 5 foot wide sidewalk with the final design subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place monies in escrow with the City with the amount to be approved by the City Engineer to be used for the future improvement of Brown Road. The City Engineer may require the developer to make temporary improvements to Brown Road, which at this time is expected to include a 5 foot wide sidewalk. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.
15. Access points from public and private roadways shall conform to the approved traffic impact study, City of Centerville standards, and the engineering judgment of the City Engineer upon submission of the detailed set of plans. Specifically, the first access on Feedwire Road, east of Wilmington Pike may be required to be eliminated due to anticipated vehicle queues and inability for site exits to appropriately use the Feedwire/Wilmington intersection.
16. Traffic control devices shall be reviewed for approval by the City Engineer.
17. All landscape islands and architectural features within the public right-of-way of the internal street network shall be placed into reserve areas to be owned and maintained by the property owner subject to approval by the City Attorney.
18. All street names shall be subject to approval by the City Planning Commission.
19. Sidewalks shall be constructed on both sides of all internal public and private streets.
20. Pedestrian crosswalks shall occur at all street or driveway intersections.
21. The proposed pedestrian pathway along Wilmington Pike shall be constructed as an 8 foot wide hiker/biker trail subject to approval by the City Planner.
22. The final design of all gateways, architectural features, public amenities including decorative street lighting, public benches, and street trees, and the proposed General Design Guidelines to create a unified design for the entire shopping center shall be subject to approval by the Planning Commission.
23. A final grading and storm water 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 Storm Water Drainage Control Ordinance.

Bear Creek Capital has reviewed these conditions.

Mr. Horn reported that the Board of Liquor Control had turned down the City's challenge to changes in the liquor license for the White Rabbit. The City of Centerville will not appeal the decision.

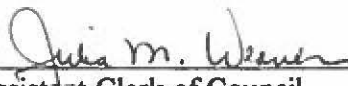
Mr. Horn stated that the committee and Danis, our construction manager, have come to a recommendation for the architectural firm of Cole Russell Architects for the design of the Public Works Center. After some discussion, Council asked Mr. Liberman to prepare enabling legislation for the January 28<sup>th</sup> meeting so that the City can enter into a contract with the firm.

Mr. Horn passed copies of two different proposals for the TIF in Sugarcreek Township. Different options require the City to issue different types of bonds. The City will construct the plan to include several layers of protection for the City in case of default. Council asked for a representative of Squires, Sanders and Dempsey to come to the Work Session on January 28 or February 4 to give a thorough presentation on the TIF options.

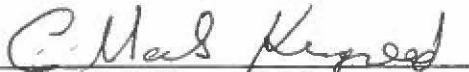
Mr. Horn reminded Council that NIMS Training is coming. All members of Council are to receive a basic level of training, and Centerville wishes to be in compliance with the requirements.

Council looked at the list for January reappointments to boards, commissions and committees. There were no objections to any of the reappointments. The names will be on the agenda for January 28<sup>th</sup>.

The Mayor gave an overview of his expectations for the State of the City at the Police Department at 6:00 p.m. on January 28, 2008. He asked each Councilmember to prepare to speak for a few minutes.

  
Assistant Clerk of Council

Approved

  
C. Mark Kingseed, Mayor