

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 7

20 08

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in special session on Monday, April 7, 2008, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Mr. Singer 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
- Brooks Compton
- Paul Gresham
- Belinda Kenley
- James Singer
- Clerk of Council Debra James
- City Manager Gregory Horn
- Finance Director Mark Schlagheck
- City Planner Steven Feverston
- Public Works Director Robert James
- City Engineer Douglas Spitler
- Assistant City Engineer John Sliemers
- Assistant to the City Manager Kristen Gopman
- Assistant to the City Manager Jennifer Wilder
- Municipal Attorney Scott Liberman

Mayor Kingseed discussed the formation of a merger commission to study the issue of the consolidation of the City of Centerville and Washington Township. The results of the study by the University of Toledo show that about 80% of the taxpayers in the City of Centerville and Washington Township would save money on overall taxes if a merger were to occur. He noted that zoning could remain the same, because currently there are separate zoning districts and regulations. The City Council recommends that the community sign petitions to put the issue of a merger study commission on the ballot in November 2008. The Mayor explained the steps in the merger process.

APPEAL OF THE PLANNING COMMISSION APPROVAL OF THE TOWER HEIGHTS EXPANSION

The Pubic Hearing was held concerning Mr. Patrick Hansford's appeal of the decision rendered by the Planning Commission during its meeting on February 26, 2008, approving the plan for the expansion of Tower Heights Middle School. Using the report of the Planning Commission and a PowerPoint presentation, Mr. Feverston gave an overview and located the subject property on a map. The six areas of concern in Mr. Hansford's appeal are as follows:

1. Lack of a requirement for a master plan as in other large commercial developments.
2. Over-construction of parking in the residential neighborhood.
3. Placement of intense uses against residential boundaries.
4. Traffic and cut-through traffic at Stingley Elementary.

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- 5. Location of the new parking lot.
- 6. Architectural design and standards related to the "Big Box" ordinance.

Mr. Feverston explained the position of the Planning Commission in approving the plans subject to the following nine conditions:

1. The proposed parking lot shall be modified to accommodate a fire hydrant in the southeast corner of the lot subject to approval by the Washington Township Fire Department.
2. The proposed sidewalks shall be modified to extend along the north side of the parking lot to maintain the existing pedestrian connection that exists and to place crosswalks at intersections subject to approval by the City Engineering Department.
3. All walkways in front of parking stalls shall have a minimum width of six and one-half (6.5) feet.
4. A sidewalk shall be constructed on the east side of the building to connect the front drive to the east building addition subject to approval by the City Planning Department.
5. A final exterior lighting plan shall be subject to approval by the City Planning Department.
6. A final landscape and screening plan shall be subject to approval by the City Planning Department.
7. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
8. The building architecture shall be modified to include all decorative banding from the original school of the Language, Art and Music addition subject to approval by the City Planning Department.
9. The driveway connection between the new parking lot and the parking lot at Stingley School be removed.

Mr. Patrick Hansford, 193 Cherry Drive and a past member of both the B.A.R and the Planning Commission, presented a petition with eighty-nine signatures in opposition to the approval. Mr. Hansford spoke at length concerning parking lots, traffic flow, major roadways, building design and energy efficiency.

Mr. Bob Yuks, Business Manager for Centerville Schools, 111 Virginia Avenue, responded to the items listed on the appeal. He discussed the master plan, student safety, traffic flow, the necessity for increased parking, stormwater drainage and mitigation of school infringement upon the neighborhood. He stated that the general plan for this improvement has been in process since before the levy was passed by voters to fund it. He noted the Planning Commission's unanimous approval of the plan, and he respectfully requested that the Council uphold the decision.

Caroline Dickey, 116 North Johanna, stated concerns about student safety. Since Franklin and Johanna are already very congested, she feels there is a need for the second egress.

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Joe Cogliano, 194 Linden Drive, noted the large number of children who walk to Stingley and Tower Heights. Many of the streets have no sidewalks; walking to school is dangerous even without the additional traffic the expansion will generate.

Jane Gaines, 122 Lakeview Drive, also voiced safety concerns and noted the elimination of green space in the neighborhood.

Sue Hill, 200 East Elmwood Drive, asked for careful control of storm water run-off and noted that speeding is a problem in the residential areas around the school.

Louis Brinkman, 203 Cherry Drive, stated that traffic waiting to turn into Stingley from Maple blocks other vehicles during the peak hours of the day. He suggested careful study of traffic flow and pedestrian safety.

Paul Labbe, 120 Woodfield Drive, asked for a shared approach to congestion problems with input from a variety of experts and residents.

Sue Lienesch, 192 Laurel Oak Court, reminded the group that the schools are the strongest amenity of our community and stressed the need for sidewalks in the area.

Carolyn Meininger, a former Planning Commission member, stated that Create the Vision suggests a distinct physical appearance for the community. She asked if we could create a park-like atmosphere with playground amenities and fully utilize current parking spaces, thus reducing the need for increased asphalt parking areas.

Gary Smiga, Superintendent of Centerville Schools, reminded people that the schools have been working on the master plan since 1995 in preparation for the 1996 renovation. The recommendations on parking came as result of analysis of both daytime and after hours needs. Enrollment at Tower Heights will be increasing from 600 to 750 students.

Waldo Robertson, 78 Lakeview Drive, reiterated that traffic is blocked near the fire station on school days. He asked for improved maintenance policies at the schools with regard to cleaning catch basins and replacing asphalt following utility work.

Joe Cogliano, 194 Linden Drive, asked for the installation of speed bumps in the neighborhoods.

Based on past experiences, Mayor Kingseed, Dr. Gresham and Mr. Horn stated opposition to the installation of speed bumps. Mr. Horn suggested that raised tables for crosswalks in a few locations may be appropriate.

Sandra McLellan, 222 Cherry Drive, returned to Carolyn Meininger's question of constructing a playground instead of parking. She also requested the installation of more sidewalks in the residential areas, since the safety of the children should be the primary concern.

Paul Clark, Chairman of the Planning Commission, explained the process and reasoning of the Planning Commission in reaching the decision to approve the expansion. He noted that a public hearing had been held in spite of the fact that one was not required.

Patrick Hillier, 1124 N. Jefferson Street, Dayton, the architect for the project, noted that his firm is an expert in school design, energy efficiency and traffic flow, having done numerous school projects and consulting with other respected professionals when needed. They studied parent drop off, traffic flow and student walkers; the design is their best answer to these problems. Mr. Hillier feels that the plans are in compliance with the intent of the "Big Box" ordinance and acceptable to the City.

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Patrick Hansford said he did not see parking in the neighborhood as a problem. As an alternative to more parking on site, he stated that arrangements for parking could be negotiated with the APD businesses and the Post Office for after school events.

Following questions from Councilmembers, the Mayor made reference to some of the issues brought to the attention of school and city officials during the course of the discussion, including the better management of storm water run-off, the construction of sidewalks, and the need for communication with the citizens of the neighborhood.

Mr. Cline raised the issue of waiving the fee for the appeal brought by Mr. Hansford since so many issues had surfaced.

Mr. Compton moved to deny the appeal, to uphold the decision of the Planning Commission and to waive Mr. Hansford's fee for filing the Appeal. Mrs. Kenley seconded the motion. Mrs. James called the roll, the motion passed unanimously.

PUBLIC HEARING FOR RESOLUTION 12-08 ODOT CONTRACT FOR INTERSECTION IMPROVEMENTS SR 48, SR 725 AND INTERSTATE 675

John Sliemers gave the staff report on the intersection improvement project which is intended to reduce delay and congestion at Alex-Bell, SR 48 and I-675 and to improve traffic flow by fifty percent. The three key changes are as follows: 1) The addition of a right turn lane from westbound State Route 725 to northbound State Route 48. 2) The realignment of Ramp D from northbound State Route 48 to northbound Interstate 675. 3) The widening and/or resurfacing of approximately 1500 feet of State Route 48. The project is a collaborative effort between the City of Centerville and the federal government and is administered by the Ohio Department of Transportation. Mr. Compton sponsored Resolution Number 12-08, A Resolution Enacted By The City Of Centerville, Montgomery County, Ohio, Hereinafter Referred To As The Local Public Agency (LPA), In The Matter Of The Stated Described Project. (Alex-Bell Road/State Route 48 Intersection Improvement Project) and moved that it be passed. Dr. Gresham seconded the motion. The motion passed unanimously.

There being no further business, the meeting was adjourned.

Approved: C. Mark Kenney
Mayor

ATTEST: Debra A. James
Clerk of Council