

8

Centerville City Council
Work Session Meeting
April 4, 2005

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: James Singer
Susan Lienesch
Brooks Compton
Paul Gresham
Robert Corbin
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Public Works Director Robert James
City Engineer Douglas Spitler
City Planner Steve Feverston
Assistant to the City Manager Jennifer Kuschnerus

Mrs. Kuschnerus reported that Steve Marino began as the Head Golf Professional at The Golf Club at Yankee Trace on this day.

Mr. Feverston reviewed a request of Oberer Land Developers that the Planning Commission consider a minor amendment to the approved plan for the Lakewood at the Commons PUD. The approved plan requires the installation of an emergency access gate at the intersection of Little Yankee Run and Yankee Trace Drive. This gate was a request of Bethany Commons when the plan was approved. Mr. Feverston located the subject gate on a map. The Planning Commission, by a vote of 2-1 did not eliminate the gate. This matter comes before Council as a Request for Review filed by Councilmember Robert Corbin. Mr. Liberman advised that the City of Centerville cannot enforce the gate. Mrs. Kuschnerus pointed out that the Police Department nor the Fire Department are in favor of the gate.

Mr. Feverston reviewed an Appeal filed by The Mommy Connection, Darinda Reis, against a decision rendered by the Board of Architectural Review relative to a Special Approval Application for the erection of a sign at 155 South Main Street in the Architectural Preservation District. Mr. Feverston described a rendering of the sign with a stork in the background of the sign face and located the subject property on a map. A temporary sign is now in place; Ms. Reis is requesting the erection of a permanent sign with the stork. The size of the sign is within the permitted size, but does not meet the general standards for APD signs according to the Zoning Ordinance. The Board of Architectural Review suggested that the stork be placed on the sign face. The BAR denied the Special Approval Application by a 4-0 vote.

Mr. Feverston reviewed a revised Major Use Plan for the Terry Karras property located on East Alexandersville-Bellbrook Road directly across from Planet Ford. He located the subject property on a map and identified the land zoned B-PD, Business-Planned Development, O-PD, Office-Planned Development, and R-PD, Residential-Planned Development. The total acreage is 40 Plus or minus. The Rezoning Application and the Residential Development Plan (Beazer Plan) have been withdrawn. The Planning Commission, by a vote of 6-0, approved the revised Major Use Special Approval for the Terry Karras property subject to the following conditions:

1. Sixty (60) feet of right-of-way shall be dedicated along Alex-Bell Road from the centerline, subject to approval by the City Engineer.
2. Alex-Bell Road shall be widened to include an additional lane of pavement, curb, gutter, storm sewer, and a concrete sidewalk, subject to approval by the City Engineering Department. In-lieu-of construction, the applicant may place monies in escrow with the City in an amount equal to the cost of these improvements for the future improvement of Alex-Bell Road subject to approval by the City Engineer. The City Engineer may require the developer to make temporary improvements to Alex-Bell Road, which at this time is expected to include a temporary left-turn lane at the proposed public street into the development and a concrete sidewalk. The applicant shall submit an estimated cost of both permanent and temporary improvements. The cost of all temporary improvements shall be subtracted from the required escrow amount. The design of any required temporary improvements shall be subject to approval by the City Engineering Department.
3. Final design and alignment of the proposed public street within phase one of this development shall be subject to approval by the city Engineering Department. Additional right-of-way may be required to align the intersection with the Planet Ford driveway to provide safe ingress/egress.
4. The proposed public streets south of the Whites corner Tributary, including the bridge over the stream, shall be constructed in their entirety when the second parcel develops south of the creek.
5. All street names shall be approved by the City Planning Department.
6. All private streets shall be constructed to City standards excepting street width as shown on the Major Use Plan subject to approval by the City Engineering Department. Additional curb cuts onto Alex-Bell Road shall be prohibited.
7. A sidewalk shall be constructed from the southern portion of the future Springbrooke Condominiums to connect with the proposed cul-de-sac subject to approval by the City Planning Department.
8. All turning radii on the site plan shall conform to the WB-50 engineering template for emergency fire apparatus access, subject to approval by the City Engineering Department.

9. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
10. 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. In-lieu-of constructing the permanent linear detention basin along the north side of the Whites Corner Tributary, a temporary detention basin may be constructed to accept stormwater run-off from the public street proposed in phase 1 of this development. The permanent basin shall be constructed in its entirety at the time when a second lot is developed within the B-PD zoning district.
11. The proposed detention basins shall be constructed in a manner to minimize disturbance of any significant trees, subject to approval by the City Engineering Department.
12. A flood plain development permit shall be provided to the City prior to issuance of any building permit subject to approval by the City Engineering Department.
13. An easement shall be recorded to allow for emergency access to the detention basins by the City.
14. Covenants shall be recorded to provide for the future private maintenance of all private streets, detention basins, and common areas subject to approval by the City Attorney.
15. A final screening and landscaping plan shall be submitted for each development parcel at the time approval is sought, subject to approval by the Planning Department. The bufferyard adjacent to the R-PD zoned land shall be installed at the time the public street is constructed. The plans shall conform to the landscape, screening, and bufferyard requirements contained in the Zoning Ordinance. The plan shall identify existing trees to be preserved and a grading limit shall be established at the drip line of those trees. Trees preserved on site may be credited towards satisfying the landscape and screening requirement of the Zoning Ordinance.
16. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
17. The future development of the Springbrooke Condominiums shall be developed in accordance with all conditions of the original Major Use Plan approved by City Council on October 24, 1994.

18. The proposed day care building shall be flipped on the site, north to south, so all outdoor play areas are located out of the front yard subject to approval by the Planning Department.
19. The dumpster for the proposed daycare shall be located out of view from the public right-of-way and screened using brick and/or stone to match the materials of the building subject to approval by the City Planning Department.
20. The final design of the fencing for the proposed daycare shall be subject to approval by the Planning Department.
21. A final exterior lighting plan for the proposed daycare shall be subject to approval by the City Planner.

Mr. Feverston reviewed the roadway configuration and the location of the Primrose Day Care within this development. The overall density in the R-PD zone classification will be six units per acre.

Dr. Gresham entered the meeting at this time.

Mr. James showed pictures of damage done to grassy areas by cement trucks in the Leonard E. Stubbs Memorial Park during the construction of the Cricket Field.

Mr. Singer brought attention to the narrow entrance into Athena's Tailoring at 118 South Main Street.

Mr. Corbin moved that Council convene into Executive Session for a personnel matter. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Council concurred that Linda Snyder and Robert Cahill be appointed as members of the Centerville Arts Commission and that Cecilia Brendel be considered when a vacancy occurs.

Council concurred that the following reappointments be made:

Richard Morrison - Centerville Property Review Commission.

Alok Khare - Board of Architectural Review.

Mark Leonard - City Beautiful Commission.

Mr. Cline distributed information received from the Dayton Area Chamber of Commerce relative to State of Ohio Tax Reform Proposals, the Taft Plan vs. the Ohio Chamber Plan.

Mr. Horn reported on a meeting he, Bill Covell and Steve Feverston had with Mike LeMaster, Rets Tech Center, and his architect, relative to a proposed expansion to their nursing program. The Planning Commission during their meeting on March 29, 2005, denied their Special Approval Application. Another meeting will be scheduled to consider some minor modifications to the plan.

Mr. Horn reviewed a request received from Centerville-Washington Park District Director, Carol Kennard, regarding their use of the City's governmental access channel at the Miami Valley Communications Council for regular programming to promote the park district and its programs. He pointed out that only Centerville residents pay for MVCC support through their franchise fee dollars. Mr. Horn advised that giving other local entities direct access could set a precedent. Council concurred that Mrs. Kennard's request be denied.

Mr. Horn explained the intent of the proposed Property Maintenance Task Force to review other codes and perhaps find ways to assist with property maintenance in Centerville.

Approved 
C. Mark Kingseed, Mayor


Marilyn J. McLaughlin
Clerk of Council