

Centerville City Council
Work Session Meeting
June 11, 2001

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Susan Lienesch
C. Mark Kingseed
Douglas Cline
Roger Krass
Paul Gresham
Clerk of Council Marilyn McLaughlin
Assistant to the Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
City Engineer Norbert Hoffman
Chief of Police Steve Walker
Assistant to the City Manager Jesse Lightle

Ralph Amos from Schaeffer Amos & Hughes Engineers and Fred Poley from Charter One Corporation were present at this meeting to provide information relative to the type and quality of housing proposed to be constructed at Walnut Creek. Mr. Feverston located the proposed Walnut Creek on a map being situated west and north of Planet Ford and north of Alexandersville-Bellbrook Road. Proposed is the development of a 15.559 acre tract of land into 30 single-family lots. The proposed development meets R-1c Single-Family Residential zone requirements. This Single-Family Residential Cluster Development Plan was approved by the Planning Commission as a Planning Commission Special Approval Application during their meeting on May 8, 2001. Approval of this application has been appealed by the Cheltenham Homeowners Association. Mr. Poley advised that Drees Homes is interested in purchasing the buildable lots in this subdivision. He distributed renderings of homes proposed for the area and advised that the cost should be from \$250,000.00 to \$300,000.00. Mr. Feverston outlined the basis of the Appeal as cited by Cheltenham Homeowners Association being as follows:

1. Increased traffic and resulting safety hazards in the Cheltenham Plat.
2. Increased congestion at the Wilmington Pike/Alexandersville-Bellbrook Road area.
3. Potential decrease in property values in Cheltenham.
4. The developer and future homeowners of Walnut Creek will benefit from the maintenance and improvements of the Cheltenham entrances.
5. One cul-de-sac is only 36 feet from present lots in Cheltenham.

Discussion followed relative to the pros and cons of extending Hingham Lane to Whites Corner Road vs. Hingham Lane being terminated with a cul-de-sac. Mr. Poley was encouraged to be in contact with members of the Cheltenham Homeowners Association to familiarize them with the

proposed development of Walnut Creek.

Mr. Horn reviewed memos from Mr. Hoffman and the Centerville Police Department relative to speed limits on Clio Road. This information was compiled as a result of concerns expressed by a resident in Deer Run. The Police Department recommends that the speed limit remain at 35 MPH while Mr. Hoffman feels that an increase to 40 would be justified for that area between Bigger Road and Wilmington Pike. Following discussion relative to the speed limit established, the speed of motorists on Clio Road, and speed limit consistency, Council concurred that the speed limit remain at 35 MPH for the entire roadway.

Miss Lightle outlined a Community Supplement Program which the Dayton Daily News would like to sponsor involving students in the elementary schools in the Centerville/Washington Township area. The cost to the City of Centerville would be \$337.00. Council concurred that the City participate in this program.


Mr. Horn advised that the Planning Commission will soon be considering the development of the last wooded section in Yankee Trace. There is the potential that this area be divided into 24 residential lots. He recommended that the number of lots be limited to 18.

Mr. Horn explained 2002 Golf Fest which is a golf event better known as Fairways & Dreams to be held at The Golf Club at Yankee Trace on August 4 and 5, 2001. Fairways & Dreams has rented the entire golf course for a total cost of \$25,000.00.

Chief Walker advised that the cost of furniture for the new Centerville Police Facility is estimated to be approximately \$225,000.00. There are lease options available. Quality furniture is being considered which will last for many years. It has been recommended that proposals be requested from specialized companies for materials, the set-up and other equipment for the Conference/Training/Emergency Operations Center.

Mr. Horn advised that DPL Energy Resources has requested that the City of Centerville pay \$15,000.00 as a cost associated with the gift of land on Yankee Street to the City of Centerville. This cost covers legal expenses, various filings, site preparation, etc.

Mr. Feverston distributed to City Council a Request for Proposal for Planning Services for the City of Centerville for the preparation of a comprehensive development plan. This request has been sent to 18 companies for proposals.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor