

Centerville City Council
Work Session Meeting
October 8, 2001

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

Council interviewed Centerville Arts Commission applicant Amy Krug. Council concurred that this appointment be made at the next Council Meeting.

Mr. Feverston reviewed the Record Plan for Yankee Trace, Section Twenty-six. Proposed is the division of a 5.908 parcel of land into twenty-four single-family residential lots and three reserve areas; said property being the extension of Olde Georgetown Way to Washington Church Road. The reserve areas have been located in such a way to create an attractive entrance into the development and to provide some buffering to the existing residential properties abutting the new roadway to Yankee Trace. The development will consist of traditional homes on the north side of Olde Georgetown Way with neo-traditional homes on the south side. Mr. Feverston reviewed Planning Commission's unanimous recommendation for approval of this Record Plan to City Council subject to the following conditions.

1. The .966 acre portion of this parcel that is currently zoned Washington Township Agriculture, WT-A, must be rezoned to R-1c, Single-Family Residential, by the City Council.
2. A covenant shall be placed on the Record Plat that restricts direct vehicular access from Lots 447-457 to Olde Georgetown Way subject to approval by the City Attorney.
3. Washington Church Road shall be widened to include an additional land of pavement, curb, sidewalk, and stormwater drainage subject to approval by the City Engineering Department.
4. All side and rear yard building setbacks shall be in accordance with the approved Residential Cluster Development Plan.
5. A final grading and stormwater drainage plan shall be subject to approval by the Engineering Department.

6. The 20 foot stormwater drainage easement located on the north side of this plat shall be extended to the west and stub into the north property line subject to approval by the City Engineering Department.
7. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
9. The final design of all "skin improvements" (decorative walls, mounding, street lights, and picket fencing) shall be subject to approval by the Planning Department.
10. The final landscaping plan for Reserve R-BY and R-BZ shall be subject to approval by the City Planning Department.
11. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a Subdivider's Agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the Performance Bond and Subdivider's Agreement because of the frontage and direct access it provides to individual platted lots.

Discussion followed relative to the repeated use of gas lights throughout Yankee Trace. Mrs. Lienesch suggested that more cost effective lighting be used in lieu of gas lights being turned on 24 hours a day. Mr. Horn proposed that perhaps another option could be considered for the development east of Paragon Road.

Mr. Horn advised that LAMAR has not lived up to their commitment for improvements in the area of the old K-Mart building and the Kyle Kramer's Pro Fitness Center at the northeast corner of State Route 48 and Spring Valley Road. Discussion followed relative to whether or not the City of Centerville should accept the Grant for \$300,000.00 for this project.

Council discussed the possible purchase of the Raterman Farm on West Spring Valley Road and its annexation to the City of Centerville. The Ratermans have indicated an interest in said property being annexed to the City of Centerville. The majority of Council concurred to move forward with the annexation of the Raterman Farm whether or not it is purchased by the City.

Mr. Horn advised that the City of Centerville and Washington Township have both individually been billed by the Dayton Power and Light Company for professional services and demolition costs relative to the fallen barn on the 26.3215 acre parcel of land situated on the west side of Yankee Street across from Yankee Trace. Washington Township as well as the City of Centerville will pay to DP&L \$15,000.00 for said services.

Mr. Horn advised that the dates for the Dayton Open have been set for July 8 - 14, 2002. This would take place after the Americana Festival on July 4th.

Mr. Horn reviewed a letter from the Montgomery County Sanitary Engineering Department to Mr. Hubert Abney relative to a sanitary lateral situation at his residence, 728 Chipplegate Drive in the City of Centerville. The County listed three options to prevent his sanitary lateral from being washed away in the future, ranging from \$8,500.00 to \$28,000.00. They are willing to pledge \$3,750.00 of assistance for either of the three options. The majority of Council concurred that the City participate in the amount of \$3,000.00 to correct Mr. Abney's sanitary sewer problem.

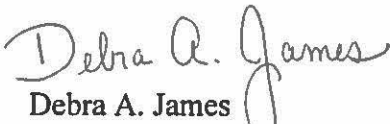
Discussion followed relative to a letter received from Jack Garner relative to the enforcement of speed limits in residential areas, sidewalk snow removal, and questioning City priorities.

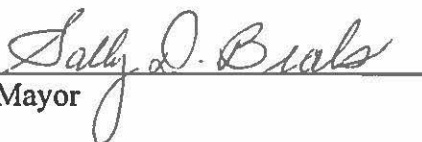
Council discussed different ways in which Public Works Director Steve Weaver can be honored for his dedicated service to the City of Centerville. A recommendation will be forthcoming in the Friday, October 12, 2001 Council Packets.

Mrs. Lienesch reviewed a recent meeting she attended of the Centerville-Washington Park District at which improvements in the Black Oak Park were discussed.

Mr. Horn reviewed two proposed Ordinances requested by the Ohio Department of Transportation for improvements to State Route 48 in the City of Centerville. One improvement slated for the year 2003 being a resurfacing project from Alexandersville-Bellbrook Road to Edenhurst Drive, and one in 2005 from Edenhurst Drive to Sheehan Road.

Mayor Beals announced the term expirations of Board of Architectural Review member Heidi Miller and Centerville Arts Commission member Erica Chenoweth. Council concurred that said reappointments be made.


Debra A. James
Assistant to the Clerk of Council

Approved: 
Mayor