

Centerville City Council
Work Session Meeting
November 5, 2001

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

Students: Betsy Lienesch
Alice Hsu

Dick Conrad and Ron Thei, representing the Centerville Kiwanis Club, were present at this meeting to request the erection of a temporary sign at Bethany Lutheran Village to announce the move of their Christmas tree lot to the Normandy Square Shopping Center. Mr. Thei advised that after seventeen years on the grounds of Bethany, they must move their Christmas tree sales to a different location. They were informed of this several months ago when Lutheran Social Services of the Miami Valley were developing plans for building expansion. Mr. Thei distributed to Council a letter of approval for the sign from Lutheran Social Services. Also distributed was a sketch of the proposed 4 foot by 5 foot sign and its proposed location. Mr. Feverston advised that City Council can approve the erection of this sign on a temporary basis. Mr. Conrad stated that this sign is needed just for the current year. Council concurred to permit the erection of the proposed sign for one year only.

Mr. Horn suggested that Dragon tickets be provided employees of the City of Centerville again this year based upon sick leave usage. Council concurred with this suggestion.

Mr. Feverston reviewed a Major Use Special Approval Application submitted by Daniel Cobb for the construction of a residential scale office park consisting of seven individual buildings at the southwest corner of Alexandersville-Bellbrook Road and Clyo Road. He located this 5.324 acre parcel of land on a map zoned O-PD, Office-Planning Development, which allows for this proposed office condominium development. Based upon the square footage of the development, the parking requirements have been satisfied. A 100 foot buffer is required and will be provided between the development and the adjacent residential area. Two access areas

are proposed: one on Alexandersville-Bellbrook Road and one on Clyo Road across from Ambridge Road. The access from Clyo Road will encroach into the buffer zone. Mr. Feverston identified a detention/retention pond to be located behind the building pad areas with parking in front of the buildings in order to create less impact upon the adjoining residential neighborhood. The Planning Commission, by a vote of 6-1, recommended approval of this Major Use Special Approval Application, subject to the following conditions:

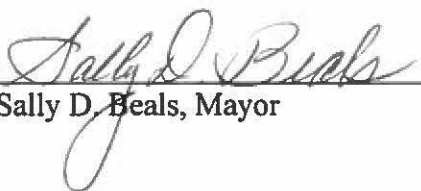
1. Clyo Road shall be improved by the developer to provide a left-turn lane subject to approval by the City Engineering Department.
2. The final design and alignment of the driveways to Alex-Bell and Clyo Roads shall be subject to approval by the City Engineering Department.
3. The two (2) southeastern parking spaces shall be eliminated from the buffer yard.
4. A five (5) foot wide sidewalk shall be constructed to connect with the public sidewalk near the intersection of Alex-Bell Road and Clyo Road subject to approval by the City Planner.
5. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
6. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with surrounding buildings. Specifically, the Planning Commission must approve the use of E.I.F.S. (Dryvit) as an exterior siding material. The final design of all future buildings shall be subject to approval by the Planning Commission.
7. 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. The developer shall work with the City Engineering Department to increase the retention/detention capacity on the property, if practical, with any additional cost as a result of oversizing to be paid by the City.
8. A final landscape and bufferyard plan shall be subject to approval by the City Planner. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the access drive to connect with Clyo Road at Ambridge Road including necessary grading for this drive. Grading for the detention basin may also encroach only where the bufferyard is void of significant trees. The bufferyard shall be more intensively screened with trees in these areas and where there are gaps in the natural screening subject to approval by the City Planner.
9. A Performance Bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard 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.
10. A final exterior lighting plan shall be subject to approval by the City Planner.

11. The final design, location, and screening of the dumpsters shall be subject to approval by the City Planner.

Discussion followed relative to the location of the detention/retention pond. Upon suggestion by Mr. Singer, Mr. Hoffman will review the possible relocation of this pond to the west and south of the bufferyard.

Mr. Feverston reviewed for Council a Variance Application submitted by Cornelius Martin for Planet Ford located at 2601 East Alexandersville-Bellbrook Road. Requested is an additional ground sign to be 21 feet, 5 inches in height at a 5 foot setback. The sign section of the Zoning Ordinance permits one ground sign, 6 feet in height at the property line. Mr. Feverston located the subject property on a map with the location of the sign indicated. The Planning Commission, by a 6-1 vote, denied this Variance Request. Discussion followed relative to additional signage which would be permitted if not a ground sign, and whether or not an additional ground sign would be beneficial. Also considered was the impact the proposed sign would have on the residential development to the northwest. The majority of Council could not support the request of Mr. Martin but suggested that City Staff work with him in order to achieve additional signage which would conform to the requirements of the Zoning Ordinance.


Marilyn J. McLaughlin, Clerk of Council

Approved: 
Sally D. Beals, Mayor