

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held March 20

/19 2000

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 20, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Thomas Kuhn, City Chaplain and Pastor of the Church of the Incarnation, and the Pledge of Allegiance to the Flag with Mayor Sally Beals presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	James Singer
Councilmembers	Douglas Cline
	Susan Lienesch
	Paul Gresham
	Roger Krass
	C. Mark Kingseed

Clerk of Council Marilyn McLaughlin
 City Manager Gregory Horn
 Assistant City Manager Judith Gilleland
 Public Works Director Steve Weaver
 City Planner Steve Feverston
 City Engineer Norbert Hoffman
 Chief of Police Steve Walker
 Assistant to the City Manager Kelly Fackel
 Assistant to the Clerk of Council Debra James
 Municipal Attorney Robert Farquhar
 Police Lieutenant Dave Williams

The minutes of the following meetings had been distributed prior to this meeting:

Council Meeting - February 21, 2000.
 Council Work Sessions - February 21, 2000.
 - March 6, 2000.

Mr. Kingseed moved that the minutes of the foregoing meetings be approved, as distributed. Mr. Cline seconded the motion. The motion passed by unanimous vote.

Mrs. McLaughlin announced the receipt of an Appeal filed by James Briggs against a decision rendered by the Planning Commission during their meeting on February 29, 2000, granting a Variance to the Towne Properties Asset Management Company for temporary relief from the requirement that non-conforming screening be maintained along their eastern property line. This Appeal has been set for Public Hearing on April 17, 2000.

Mayor Beals administered the Oath of Office to Centerville Arts Commission Member Judy Wenzler.

Mayor Beals presented a check from the City of Centerville to Americana Festival, Inc. Chairman Joseph Beyerle. Mr. Beyerle expressed appreciation to the City on behalf of the Americana Board and outlined the many volunteer hours Board members spend to guarantee the success of this festival.

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Chief Walker and Lieutenant Williams demonstrated the Automated External Defibrillators, seven of which have been supplied by the Washington Township Fire Department for placement in City cruisers. Others have been placed throughout the community in public places.

Mayor Beals announced the following which took place during the past month and will take place in weeks to come:

On February 25 and 26, 2000 City Council met in Retreat in Worthington, Ohio, to discuss items in more detail and to set policy for the future of Centerville.

Members of City Council attended the National League of Cities Congressional Conference in Washington, D.C. March 10 - 14, 2000, interacting with counterparts in 49 of the 50 States in the Nation.

Congratulations were extended to the Miami Valley Cable Council on their 25th anniversary. Eight cities belong to the Cable Council and cooperate with each other for joint training and purchases.

A Businessmen Breakfast was held on Thursday, March 16, 2000 with over 100 businesses represented. This was an opportunity to get acquainted and to display their products.

Mayor Beals reminded everyone to complete their census forms.

On April 13, 2000 a Volunteer Salute will be held in appreciation for the many hours that volunteers spend serving the community.

The week of April 1, 2000 has been proclaimed Erma Bombeck week in Centerville.

Operation Clean Sweep will take place in Centerville one week in May for the discard of unwanted articles.

Mr. Horn announced the following during his City Manager's Report:

On Wednesday, March 29, 2000 at 7:00 P.M. a meeting of the Aircraft Noise Task Force will take place at the Washington Township Government Center.

Hours at Yankee Trace have been changed to regular hours. Mr. Horn outlined the open hours for both the restaurant and the clubhouse.

Phase Four of the Decorative Lighting Project in the Architectural Preservation District will begin following the Americana Festival on July 4, 2000.

The City has advertised for bids for the City's Street Resurfacing Project for the year 2000.

Discussions continue with Great Traditions Land and Development Company relative to the expansion of golf and residential areas at Yankee Trace.

City Staff met with some property owners in the area of State Route 48, south of Whipp Road to discuss improvements in this area in order to decrease traffic congestion. The City will continue to make contact with other property owners involved.

The BUY.COM Dayton Open golf tournament will take place at The Golf Club at Yankee Trace June 3-11, 2000. 600 volunteers are needed for the success of this event. Mr. Horn asked for volunteers.

Mr. Horn reviewed a meeting he recently attended sponsored by the Dayton Area Chamber of Commerce relative to proposed State Route 892, a western beltway to link Interstate 75 to Interstate 70. An interchange at Austin Road and I-75 was also discussed.

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Mr. Horn also reviewed a meeting recently held by the Dayton Area Chamber of Commerce concerning Heartland Airlines establishing a hub at the Dayton International Airport. Cities in Montgomery County will be asked to support this project. Monies have been requested from the County's EDGE (Economic Development Government Equity) program.

Miss Gilleland gave the community calendar for the coming weeks.

ORDINANCE NUMBER 3-00 ZONING ORDINANCE AMENDMENT CITY INITIATED NEARING REZONING

Mr. Singer moved that Ordinance Number 3-00, An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning 4.874 Acres, More Or Less, From R-PD Residential-Planned Development And I-PD Industrial-Planned Development Classification To O-PD Office-Planned Development Classification, be set for Public Hearing on May 15, 2000. Mrs. Lienesch seconded the motion. The motion passed unanimously.

JEWISH FEDERATION OF GREATER DAYTON MAJOR USE SPECIAL APPROVAL

The Public Hearing was held concerning the Major Use Special Approval Application submitted by the Jewish Federation of Greater Dayton for the construction of a private community center and related amenities. Mr. Feverston located the subject property on a map, being approximately fourteen acres situated at the northeast corner of Versailles Drive and Loop Road. The zoning of the property is O-PD, Office-Planned Development. Mr. Feverston outlined adjacent zone classifications and land uses. He located on the site plan the proposed building, parking area, a retreat house, detention basin and vegetation. Provided in the main building will be a community auditorium to seat 300 people, a day care, multi-purpose room, offices and a kitchen area. The Building will be constructed into the existing hillside to utilize the slopes on the site providing for a front elevation of one story with two stories in the rear. The site plan includes a single access point off Versailles Drive. The detention basin encroaches into the 100 foot buffer strip, however this will be a dry basin and can be planted with vegetation. Mr. Feverston pointed out that the plan shows a future undetermined phase 2 and phase 3. The Planning Commission, by unanimous vote, recommended approval of this Major Use Special Approval Application to City Council, subject to the following conditions:

1. A final grading and stormwater drainage plan shall be approved by the Engineering Department showing stormwater drainage calculations and incorporating detention and/or retention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance. The proposed detention basin in the 100-foot bufferyard is reasonable given its remote location, the existing grades and the abundance of underbrush. The sides and bottom of the basin shall be planted with deciduous and conifer trees in accordance to the buffer requirements of the Zoning Ordinance.
2. A gravel driveway capable of providing emergency vehicle access and support for firefighting purposes shall be constructed to serve the retreat house, subject to approval by the City Engineering department. The roadway shall incorporate a turnaround to accommodate the maneuvering of emergency vehicles.

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3. Building elevations for the retreat house shall be submitted and subject to approval by the Planning Department.
4. A detailed lighting plan shall be subject to approval by the Planning Department.
5. A final landscape plan shall be submitted and subject to approval by the Planning Department. 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 requirements of the Zoning Ordinance.
6. 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.
7. The final location and screening of the dumpster shall be subject to approval by the Planning Department.
8. No sign depicted shall be approved as part of this application.

Mr. Singer moved that the Major Use Special Approval Application submitted by the Jewish Federation of Greater Dayton be approved including all conditions recommended by the Planning Commission. Dr. Gresham seconded the motion. The motion passed unanimously.

**ORDINANCE NUMBER 2-00 DEDICATE RIGHT-OF-WAY
CITY PROPERTY AT 100 WEST SPRING VALLEY ROAD**

The Public Hearing was held concerning Ordinance Number 2-00. Mr. Weaver reviewed this proposed Ordinance to dedicate a 0.183 acre parcel of land owned by the City of Centerville as public right-of-way. The City Staff has been working with property owners involved to dedicate land as public right-of-way so that the private drive adjacent to and east of the Centerville Municipal Building can become a public street. Upon question of Mrs. Lienesch, Mr. Weaver advised that the present alignment at Spring Valley Road will not change. Mr. Krass sponsored Ordinance Number 2-00, An Ordinance Dedicating An 0.183 Acre Of Land Owned By The City To The Public For Road Right Of Way Purposes, and moved that it be passed. Mr. Cline seconded the motion. The motion passed by unanimous vote.

PLANNING COMMISSION REAPPOINT JAMES DURHAM

Dr. Gresham moved that James Durham be reappointed as a member of the Planning Commission for the City of Centerville. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

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There being no further business, the meeting was adjourned.

Approved: Sally D. Beals
Mayor

ATTEST:

Marie McLaughlin
Clerk of Council