

Centerville City Council
Work Session Meeting
March 6, 2000

DATE: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
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
City Planner Steve Feverston
Public Works Director Steve Weaver
Assistant to the City Manager Kelly Fackel

Mr. Feverston reviewed a Major Use Special Approval Application submitted by the Jewish Federation of Greater Dayton for the construction of a community center on a 13.984 acre parcel of land situated at the northeast corner of Versailles Drive and Loop Road. Mr. Feverston located this subject property zoned O-PD, Office-Planned Development, on a map. Proposed is the combination of an auditorium, staff offices, classrooms, a day care center and meeting rooms. The topography of this property lends itself to a front elevation of one story with two stories in the rear. A retreat house is proposed on the northeastern portion of the site. 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.
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.

Frank Leone, Environmental Engineering Services; Thomas Humes, James Sullivan and James Kiefer, Great Traditions Land & Development Company, were present at this meeting to discuss with Council future development plans at Yankee Trace and requested modifications to the current agreement between the City of Centerville and Great Traditions. Mr. Humes reviewed two development plans for Yankee Trace, consisting of an apartment product and town homes (Erpenbeck product). Discussion followed relative to Option A which includes nine holes of golf (two holes east of Paragon Road) with the location of a power line restricting the location of the two holes east of Paragon. Option B would require the purchase of additional acreage east of Paragon, and it would provide an improved configuration for the golf holes, and additional apartments. Representatives from Great Traditions left the meeting at this time. Mr. Leone reviewed a revised analysis by Yankee Trace Development and requested modifications to the current agreement between the City and Great Traditions. As a result of much discussion relative to the development plans proposed by Great Traditions and their requested modifications, City Council supported the following:

City Staff discuss the possible extension of Shawnee Trail with residents in Rose Estates,
Plans move forward for Option A,
Option B be kept open for additional consideration,
The power line east of Paragon Road must be relocated to provide for improved configuration of golf holes,

Some alteration is necessary to the location of apartments in Option A at the dead end of Shawnee Trail,

That the single family equivalency in Parcel 12 not be changed.
Resulting from additional discussion, Council concurred that Great Traditions provide for the relocation of the power line, install the extension of Shawnee Trail to Paragon Road and some modification be made to the location of apartments at the dead end of Shawnee Trail in exchange for the approval of the requested modifications to the agreement between the City and the developer except for a change in single family equivalency in Parcel 12.

Council concurred that James Durham be appointed to an additional term as a member of the Planning Commission.

Mr. Feverston reviewed plans for the construction of a Holiday Inn Express facility to be located behind Bob Evans Restaurant on the west side of Wilmington Pike, south of Interstate 675. They have proposed two roof styles: flat and pitched. A flat roof would conform to the requirements of the Centerville Zoning Ordinance; a pitched roof would exceed maximum height requirements and thus would require a Variance. Council concurred that a pitched roof would be more attractive.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Sally D. Beak*
Mayor