

Centerville City Council  
Work Session Meeting  
April 3, 2000

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

Mr. Feverston reviewed the Major Use Special Approval Application submitted by RETS Tech Center Company, Inc. for a secondary access drive from the development onto Loop Road. This is an amendment to the previously approved Master Plan which consists of 13.34 acres of land situated at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. Mr. Hoffman pointed out that this would be a full movement access at this time but could be limited if warranted in the future. The Planning Commission, by unanimous vote, recommended approval of this Major Use Special Approval subject to the following conditions:

1. The driveway onto Loop Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants, traffic conditions change, increase in trip generations as a result of intensive development of the remainder of this parcel and/or access is requested opposite this driveway onto Loop Road.
2. The final design shall be subject to approval by the City Engineering Department.

Mr. Feverston reviewed the Major Use Special Approval Application submitted by Resurrection Lutheran Church for an access to Alexandersville-Bellbrook Road. This is an amendment to a previously approved Master Plan for property located at 1300 Norwich Lane. Proposed is a full movement access. The Planning Commission, by a vote of 4-1, recommended approval of this Major Use Special Approval subject to the following conditions:

1. The driveway onto Alex-Bell Road be permitted to function in the short-term as a full movement intersection. The City of Centerville reserves the right to restrict this intersection to right-turn maneuvers only in the future for safety considerations taking into account accident experience warrants or traffic conditions change.

2. The final design shall be coordinated with the City which may include shifting the drive towards the east property line.


Mr. Feverston reviewed an Appeal filed by James Briggs against a decision rendered by the Planning Commission which granted a Variance to Towne Properties Asset Management Company for relief from the requirement that non-conforming screening be maintained on the eastern property line. Requested was a temporary Variance for one growing season. Mr. Feverston explained the fact that when Towne Properties was constructed screening was required to any adjacent area zoned single-family residential. He showed how the privet hedge has been cut along the rear of the northernmost portion of the development where it abutts single-family residential. By a vote of 4-2, the Planning Commission approved the Variance application submitted by Towne Properties for the Villager Apartments, 6300 Fireside Drive, for a temporary Variance to abate the screening requirement. Discussion followed relative to types of shrubs which could be planted to provide adequate screening. Council concurred that City Staff discuss alternatives with Mr. Briggs and Towne Properties in an effort to resolve this issue prior to the Public Hearing being held on the Appeal.

Mr. Feverston explained a request of the Centerville-Washington Park District that a reserve area in Yankee Trace, Section 21, be deeded as parkland to the Park District. The reserve area in question is located adjacent to Ladewell Park. The majority of Council concurred that a decision on this request be deferred until a decision is made by the Park District relative to the possible purchase of two lots from Great Traditions Land and Development Company. The two lots would increase the acreage in Ladewell Park.

Mr. Feverston reviewed a draft of an Ordinance to increase the maximum building ground floor area for commercial and office buildings located in B-1, O-S and APD zoning districts. He explained the fact that some lots are larger and could accommodate larger buildings. The Planning Commission has encouraged passage of an Ordinance to provide for larger buildings on larger lots and more stringent design standards for smaller commercial developments. The majority of Council saw no need to proceed with this Ordinance at this time.

Miss Gilleland briefly reviewed an Ordinance to require owners and property management companies of rental property to supply the name and mailing address of any tenant to the City and providing a penalty. According to Municipal Attorney Robert Farquhar, the current Ordinance which relates to this issue is unenforceable. Council asked for additional information relative to this matter.

Council concurred with the financial commitment by the City of Centerville to the Miami Valley Regional Planning Commission in the amount of \$15,000.00 to the National "Corridor and Borders" Discretionary Fund Application (I-75 Corridor). This project has been designed to allow a two-year payment schedule for this commitment.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: Sally D. Beals  
Mayor