

Centerville City Council  
Work Session Meeting  
September 11, 2000

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

Mr. Feverston reviewed a Record Plan Replat for Lots 218 and 253 in Black Oak Estates-Two, located north of Ambridge Road and east of Rolling Oak Drive, addressed as 1515 and 1521 Langdon Road. The purpose of the replat is to correct an error when the original Record Plan was recorded with Montgomery County. The current lot line bisects the existing driveway and garage on one of the lots and has become an issue due to the potential sale of one of the properties. The property owners involved have agreed to the replat. The Planning Commission, by unanimous vote, recommended approval of this Record Plan Replat to City Council.

Mr. Feverston reviewed the Record Plan for Forest Walk, Section Two which is the final section to be completed on the property known as the Weller Farm situated along the east side of Clyo Road and north of Black Oak Drive. Proposed is the division of 9.361 acres into 25 single-family lots. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. The side and rear yard building setbacks shall be in accordance with the Residential Cluster Development Plan approved by the Planning Commission.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. Prior to any construction, grading or adding fill material on this property, a silt fence or other construction barrier shall be installed by the developer at the drip line of the tree canopy and maintained in a workmanlike condition at all times and

- remain in place until all construction is complete, the slopes are established, seeded and mulched.
5. 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.
  6. The final landscaping and screening plan for Reserve Area "E" shall be subject to approval by the City.
  7. 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.

Mr. Schlagheck advised that the City issued a Request for Proposals for the depository and banking services for the City of Centerville. After a review of the proposals received from seven financial institutions, he recommended that an agreement between Fifth Third Bank and the City of Centerville be executed for a term between October 1, 2000 through September 30, 2003. Other depository agreements maintained by the City do not expire until August 22, 2001.

Mr. Horn reviewed two requests that fences which encroach onto City owned property behind properties on Green Tree Drive be permitted to remain until such time that the City utilizes the property. The position of City Staff is that the fences should be removed. Council concurred with the City Staff's position.

Mr. Horn advised that the Centerville City Beautiful Commission would like to improve holiday lighting in Centerville during the Christmas Season. They would like to begin improving the lighting this year in the Architectural Preservation District. Their estimated cost would be \$15,000.00 - \$18,000.00, an amount which is not currently in their budget. Council supported improved holiday lighting this year in the estimated price range.

Mr. Horn advised that the Board of County Commissioners of Montgomery County has renewed the Economic Development/Government Equity (ED/GE) Program for an additional ten years, beginning January 1, 2001. Entities wishing to participate in this new program will be required to sign a new Participation Agreement for the period 2001-2010. He compared Centerville's receipts with moneys granted other municipalities. Mr. Horn hesitantly recommended Centerville's continued participation in this program. Council concurred to authorized the execution of the new Participation Agreement.

Mr. Feverston reviewed the Planning Commission Special Approval Application submitted by Just SAAB proposed to be located on the northeast corner of Loop Road and Alex-Bell Road west of RETS Tech Center. The applicant has leased the immediate corner from RETS Tech Center to be used exclusively for vehicle inventory. Approved by the Planning Commission, by a vote of 4-2, is the construction of a concrete block building rather than their

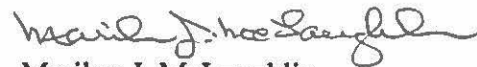
original plan for E.I.F.S building material with split concrete block as a foundation to be approximately knee high. The entire City Council requested a review for this Special Approval Application.

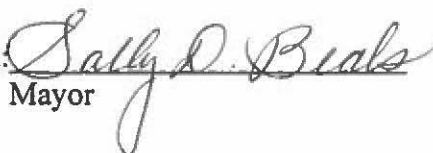
Mr. Feverston reviewed a Rezoning Request submitted by Woodley Development Company, Inc. and Encrete Investment Company, Inc. for property located in the South Metro Industrial Park. Requested is a change of 14.099 acres from B-PD, Business-Planned Development to I-PD, Industrial-Planned Development. The reason for this rezoning is that this section of South Metro Industrial Park is bisected by a zoning boundary that runs diagonally across the parcels. The zoning boundary was based on the proposed road plan several years previous. The road plan has changed leaving a zoning boundary that runs across the development rather than down the centerline of the road. Mr. Feverston listed the uses which would be permitted in the I-PD zoned district. Mr. Feverston advised that Buckeye Ecocare, which was a potential user of the property zoned B-PD, has relocated their proposed building to the north onto land already zoned I-PD. Mayor Beals stressed the need for a Master Plan for this entire area.

Mr. Horn distributed information prepared by Bob Mills, Synergy Development LTD., relative to possible uses for the City owned property located at Social Road Road and Yankee Street.

Frank Leone, Environmental Engineering Services, entered the meeting at this time.

Mr. Horn compared the City's letter to Great Traditions Land and Development Company dated September 1, 2000 containing issues to be considered relative to the expansion of the golf and residential community at Yankee Trace and the letter from Great Traditions to the City of Centerville dated September 6, 2000. No concerns were expressed by City Council.

  
Marilyn J. McLaughlin,  
Clerk of Council

Approved:   
Mayor