

Centerville City Council  
Work Session Meeting  
February 8, 1999

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers C. Mark Kingseed  
James Reppert  
Susan Lienesch  
J. V. Stone  
Douglas Cline  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Assistant City Manager Judith Gilleland  
Public Works Director Steve Weaver  
City Planner Steve Feverston  
Assistant to the City Manager Kelly Fackel

Mr. Horn reviewed for Council a proposal for the future of the Historical Society/Commission. With the growth and maturation that has happened to this group over the recent years, with the projects that are coming up in the near future, and with the inclusion of the Township, Mr. Horn feels this may be an appropriate time for the Historical Society/Commission to operate more independently, similar to the way Seniors, Inc. operates. He proposed the possible abolishment of the Commission and becoming only the Centerville Historical Society, with having a member from each government entity serve on their board, or be a liaison between the Society and the City and Township. In addition, the Society would issue quarterly reports and meet with the City and Township annually to discuss their budget. The Society will be hiring some additional employees and with this structure these employees would not be City employees, they would be the Society's employees. Mr. Robert Daley, President of the Historical Society; Ms. Betty Ann Perkins, Chairman of the Historical Commission; and Ms. Lynn Russell, Walton House Administrator; were present at this meeting to further discuss the future of the Historical Society/Commission. Mr. Daley explained to Council that the Historical Society is ready to 'break off' and become more autonomous, however he asked that this happen through a transitional period and not abruptly, possibly by the year 2000. Mrs. Perkins expressed her concern over the current employment of Lynn Russell with the City. Mr. Daley explained that Lynn would be treated very fairly and comparably by the Society as their employee. Mr. Horn further explained that Lynn has eight years of employment with the City of Centerville and the PERS system. Lynn would need 10 years to be vested, thus making her eligible for additional benefits.

Mr. Horn reviewed the renovation of the Asahel Wright house and the monies that have been allocated for that project in 1999. The City would remain the owner of the property and the Historical Society would lease it from the City.

After further discussion, Council agreed that the Historical Commission be abolished,

bringing everything under one umbrella, the Historical Society, that the transition period take place throughout 1999 with the goal of total independence by 2000, with a representative from City Council and from Washington Township serve as a representative on the Society board. In addition, Lynn Russell would remain a City employee so that she may be vested in the PERS system, and that this expense to the City would be deducted from their contribution to the Historical Society. Mr. Horn will talk with the Township Administrator to receive input toward achieving this goal, and will work with the Society to establish the transition guidelines.

Mr. Feverston reviewed for Council the City initiated rezoning of 70.328 acres of land from Washington Township Agricultural to Centerville R-PD, Residential Planned Development. The property is located east of Clyo Road and north of the Washington Creek Subdivision, being the southern portion of The Franciscan at St. Leonard and owned by the Saint Elizabeth Corporation. He explained that this property was annexed to the City of Centerville and requires a Centerville zone classification. The proposed zoning classification is consistent with the rest of the property. Planning Commission recommended approval of this application as submitted.

Dr. Brian Forschner, Gary Scanlon, Linda Menery, and Jerry Pauley were present at this meeting to discuss the Major Use Special Application for The Franciscan at Saint Leonard Master Plan. Mr. Feverston reviewed the Major Use Special Application submitted for The Franciscan at Saint Leonard. He explained that the Master Plan incorporates the entire campus of Saint Leonard showing existing buildings and their possible expansion. In addition, the Plan shows the development of congregate housing, garden homes and cottages. The northwest corner of the site is proposed to be the community service area of the site, which allows service type uses to the residents of the development as well as other members of the community. The overall development density for this zone classification is six (6) units per acre. This application will not exceed that requirement. Also, the historic "Tate" house on the western side of the site will be maintained and incorporated on the overall plan.

Upon question of Mr. Reppert, Dr. Forschner explained that a final decision has not been reached on the dedication of the parkland. The Park District requests that a portion of the land to be dedicated will be a strip of land that will connect the east property line all the way through to Clyo Road. Dr. Forschner has proposed that they grant the Park District a ninety nine (99) year lease on that portion of the dedicated land to allow Saint Leonard to place covenants on that trail.

Mr. Feverston explained that the City corporation line is the east right-of-way line, not the center line, which does not give the City direct control of Clyo Road. Mr. Horn explained that the Thoroughfare Plan for the City depicts Clyo Road as becoming a five (5) lane road in the future. He feels that this will not take place due to Clyo Road, as it travels further south. If the City enlarged the road it would then narrow to a two (2) lane road as it moved south, and it does not appear that the County will be expanding the road to five (5) lanes. Mr. Horn further explained that a three (3) lane road may be adequate. Dr. Forschner explained to City Council that the roadway improvements would be very costly and has asked for some relief on that portion of the plan.

Planning Commission recommended approval of this Major Use Special Approval Application subject to the following conditions:

1. Prior to the approval of this Major Use Special Approval Plan by the City Council, the lower 70.328 acres proposed for this development must be rezoned to R-PD, Residential Planned Development, by the City Council. This land is currently zoned WT-A, Washington Township Agriculture.

2. The proposed housing types and densities, as indicated on the Master Plan, are approved as requested.
3. The final development plans for each of the future development parcels and the expansion of existing buildings shall be subject to approval by the Planning Commission.
4. The Community Service Parcel shall be limited to office or small retail uses which primarily serve or complement the needs of the residents within the development. This parcel shall be subject to all applicable requirements for non-residential uses per the Zoning Ordinance. The scale, proportion, massing, and architectural design of all buildings located on this parcel shall be visually compatible with the non-residential buildings directly north of the parcel, and with the St. Joseph's Center.
5. The development parcels to the south shall have a minimum building setback of 50 feet along the south and east property lines.
6. No proposed signs are approved as part of this application. All proposed signs, including directional signs, shall be subject to approval by the City.
7. A landscaping plan shall be submitted for each future development parcel at the time approval is sought, subject to approval by the Planning Commission. The plans shall conform to the landscape, screening, and bufferyard requirements contained in the Zoning Ordinance. Where practical, existing mature tree lines shall be preserved and may count toward landscape, screening, and bufferyard requirements.
8. The applicant shall either dedicate parkland or pay a fee-in-lieu of parkland dedication. The acreage or fee amounts shall be determined at the time final approval is sought for each development parcel. It is the recommendation of the Planning Commission that Council take into consideration the preference of the Park District.
9. A pedestrian path shall be constructed to connect to the Bill Yeck Park hiking trails and Mill Trace Lane sidewalk. The final material for the hiking trails shall be approved by staff.
10. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
11. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planner.
12. The access points shown on the Master Plan are approved as requested, with the final design subject to approval by the City Engineer. Additional curb cuts shall be prohibited.
13. Clyo Road and Centerville Station Road shall be widened to include an additional lane of pavement, curb, gutter, storm sewer, and the hiker/biker trail, subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Clyo Road and Centerville Station Road. The City Engineer may require the developer to make temporary improvements to Clyo Road and Centerville, which at this time is expected to include a temporary left-turn lane at the entrance driveways into the development

and a temporary sidewalk. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount. The design of any required temporary improvements shall be subject to approval by the City Engineering Department.

14. Forty-five (45) feet of right-of-way shall be dedicated along Clio Road from the centerline, subject to approval by the City Engineer.

Council requested that Mr. Horn provide cost information on granting roadway improvement relief for this project, and that he provide to Council the result of the parkland issues, particularly assuring that no parking is planned for that land dedication, prior to the March 15<sup>th</sup> Public Hearing.

Mayor Beals announced that a draft agenda for the Council Retreat to be held on February 19<sup>th</sup> and 20<sup>th</sup>, has been distributed. She asked that all members of Council review the draft and submit any additions to the Clerks office by Friday, February 12<sup>th</sup>.

Mayor Beals asked Council if they wanted to advertise for the vacancy on the City Planning Commission or if it was their pleasure to appoint an applicant that had been interviewed for the open Council position. Council concurred that all applications for the vacancy be placed in their packets on Friday for their review.

Mr. Horn announced that the Home Builders Association had contacted him to let him know that Homearama 2000 will be held at Waterbury Woods in Washington Township.

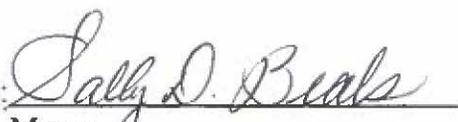
Mr. Horn stated that the Gallery at Yankee Trace had a net profit for the month of January, 1999. This is the first January since its opening.

Council viewed the new Employee Orientation video that will be shown to every new employee of the City.

Upon question of Mr. Singer, Mr. Horn explained that Steve Walker continues to meet with Horne & King on the new police facility. The next step is to award a contract for the final engineering on the facility.

Council concurred to reappoint Sande L. Bernauer to the City Beautiful Commission.

  
Peggy S. Whisman  
Assistant Clerk of Council

Approved:   
Mayor