

Centerville City Council  
Work Session Meeting  
March 22, 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  
Douglas Cline  
Clerk of Council Marilyn McLaughlin  
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

Residents Robert Looper  
Jack Kindler

Council interviewed Centerville Property Review Commission applicant Frederick Dietrich. Council concurred with said appointment.

Dr. Paul Gresham, Ohio Pediatrics, Inc. and representatives from Children's Medical Center were present at this meeting to solicit the passage of a mandatory helmet law for children under the age of sixteen, requiring them to wear a helmet while riding a bicycle. Mrs. Lienesch questioned the enforcement of such a law. Dr. Gresham explained how this law is enforced in Beechwood, Ohio. Vicki Jambrone, from Children's Medical Center, reviewed their efforts to get such a law passed by the State Legislature. This will continue to be pursued through Tony Hall's office. Statistics were offered by Dr. Gresham and Ms. Jambrone relative to the amount of head injuries to children having accidents while riding bicycles without helmets. As a result of further discussions, this matter was referred to the City's Bicycle Committee and the Miami Valley Cable Council Gov. Tech. Committee for review and recommendation. An opinion will be sought from Municipal Attorney Robert Farquhar relative to the age limit to be considered.

Mrs. Lienesch reviewed Near and Long Term recommendations developed by the Aircraft Noise Task Force relative to aircraft noise in Centerville and Washington Township caused by flights from Airborne Express. She advised that an alternate route is being considered by Airborne and the FAA for a more direct route. As a result of further discussions relative to aircraft noise and its effect upon the quality of life for residents in the Centerville-Washington Township community, Council concurred that a letter be sent to the Dayton Airport putting them on notice that the Task Force requests information when any changes are made to the flight

pattern affecting the community, and a letter be sent to Tony Hall's office concerning the lack of changes by FAA.

City Engineer Norbert Hoffman, Developer Charles Simms, residents David Yingling and William Venanzi, and representatives from Schaeffer, Amos & Hughes Engineers and Surveyors, entered the meeting at this time.

Mr. Feverston reviewed the Record Plan for Forest Walk, Section One, property located along the east side of Clyo Road, south of Deer Run Road and north of Black Oak Drive. Proposed is the division of 10.563 acres of land into 21 lots, a park area, and two reserve areas with retention basins. Parkland dedication included with this section represents the total required for the entire development. Mr. Feverston advised that the Planning Commission, by a 6-0 vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The final design of the left turn lane shall be subject to approval by the City Engineer.
2. Side and rear yard building setbacks shall be according to the Residential Cluster Development Plan approved by the Planning Commission.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineer.
4. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.
5. The treatment of the edge along the retention pond shall be subject to approval by the Planning Commission.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.
8. In lieu of completion of the required improvements prior to the recording of this 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.
9. 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. Simms outlined how he has worked with the City Engineer and the City Planner to develop this plan. He explained how one pond has been eliminated in order to preserve some of the trees in the overall development. Mr. Simms offered his concurrence with all conditions recommended by the Planning Commission.

Upon question of Mr. Venanzi, Mr. Feverston advised that the retention ponds in this Section One have been designed to provide adequate retention for the total development.

In answer to a question of Mr. Yingling, Mr. Feverston explained the fact that the developer is not required to include the total development into one section. It is typical practice to divide a subdivision into various sections for approval.

Mr. Venanzi requested that no construction traffic be permitted to enter the development by way of Deer Run Road.

Upon question of Mrs. Lienesch, Mr. Hoffman advised that he is satisfied with that which is proposed to provide stormwater run off for this development.

Mr. Simms agreed that Deer Run Road into this development could be blocked to prevent construction traffic from entering through the neighborhood to the north; however, after the streets are blacktopped, he saw no need for it to remain closed.

Mr. Horn advised that Kent Bristol, Executive Director of Miami Valley Cable Council, has informed member Municipalities that MVCC is the agent for administering the cable TV franchise. In consideration of the transfer to Time Warner from Media One, he reminded members that transfers are reviewed and acted upon on behalf of all member Cities by the Cable Council. Action by individual Cities is not appropriate at this time.

Mr. Horn announced the change in hours at the Gallery at Yankee Trace. The Gallery is open for lunch seven days a week and for dinner: Tuesday through Saturday.

Mrs. McLaughlin advised that a Special Council Meeting will be necessary on Monday, April 5, 1999 in order that the Public Hearing date can be set for a City Initiated Rezoning Request, and legislation can be passed for the purchase of a new point of sale program for Yankee Trace. Mr. Horn explained the urgency for the purchase of a new point of sale program without going to bid

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor