

Centerville City Council  
Work Session Meeting  
July 12, 1999

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers: Susan Lienesch  
James Reppert  
C. Mark Kingseed  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Judith Gilleland  
City Planner Steve Feverston  
City Engineer Norbert Hoffman  
Assistant to the City Manager Kelly Fackel  
  
Residents: Robert looper  
Jack Kindler

Applicant James Brunner was interviewed for appointment as a member of the Personnel Appeals Board. The majority of Council concurred with said appointment.

Martin Grunder, 1622 Gatekeeper Way, and Steve Beinlich, 1614 Gatekeeper Way, were present at this meeting to again propose the elimination of the hiker-biker path along the frontage of their properties in Yankee Trace. Jim Kiefer, Great Traditions Land & Development Company, was also present at this meeting. Mr. Feverston located the proposed hiker-biker path on a map and advised that this pathway was included on the construction drawings for this Section of Yankee Trace, and it has been bonded for construction. Great Traditions has proposed the installation of a 4 foot wide concrete sidewalk in lieu of the 8 foot wide asphalt path. Mr. Grunder suggested that the hiker-biker path not be installed and that moneys allotted for said construction be used for an additional improvement in the Homestead area. Mr. Beinlich defined the lack of need for the installation of this walkway. Mr. Kiefer located on a map the hiker-biker path which networks throughout the entire development. As a result of further discussion between all members of Council present, the majority concurred that the pathway not be installed along the frontage of the lots owned by Mr. Grunder, Mr. Beinlich, Mr. Joseph Eisenhauer, across the frontage of Park R-O and lot 327 on Dinwiddie Court. Due to the fact that this is a minor amendment to the approved plan for Yankee Trace, Section Three and Yankee Trace Section Nineteen, and upon concurrence of City Council the pathway was eliminated as stipulated.

Centerville-Washington Park District President Harvey Smith, Superintendent Robert Feldmann and Director Carol Kennard, were present at this meeting to discuss with Council parkland which is located north of Yankee Trace, Sections 21 and 22, and the possible extension of said parkland to the south. Mr. Feverston reviewed the Planning Commission Special Approval Application submitted by Great Traditions for this property located west of Yankee Street and south of Silverlake Drive, recently approved by the Planning Commission for Sections 21 and 22, and pointed out that parkland dedication requirements have been met. Mr. Feldmann

advised that a five acre neighborhood park has been on the books for the area in question since 1978. He asked that consideration be given to the dedication of additional parkland to the south which would encroach into proposed Section 21. Discussion followed relative to ways additional parkland could be acquired. Mr. Kiefer advised that Great Traditions would offer the Reserve Area located between Section 21 and 22 to the Park District. As a condition of approval, the Planning Commission required that the southwest corner of Reserve BA in Section 21 be dedicated to the Centerville-Washington Park District. Mr. Horn pointed out that if the Park District is not interested in the Reserve Area, perhaps the condition of approval previously approved by the Planning Commission should be eliminated thus providing no public access from the park to the Reserve Area which would be property owned by the Homeowners Association. It was also suggested that the Park District purchase additional acreage from Reserve Area R-BC and two residential lots from Great Traditions located in Section 21.

Mr. Feverston reviewed for Council details concerning the development of Section 21 by Ryan Homes in a neo-traditional lifestyle community. Proposed are 16 foot wide private streets to access attached garages in the rear of the homes. Public streets will be 24 feet back to back of curb. Homes will be two story with 0 lot line on one side and a 10' setback on the other side. The front setback will be 13 feet from the right-of-way line. Garages will have a setback of 20 feet from the private drives. Mark D'Urso, Ryan Homes, advised that some buffering will be provided along the rear of the neo-traditional homes. Mr. Feverston advised that Fire Chief Ken Parks has classified the private streets as fire lanes and has requested that the private streets be 18 feet in width. Mr. Horn proposed that the private streets be constructed 16 feet wide of asphalt with aprons of crushed aggregate and top soil to maintain a driveable surface of 18 feet. Mr. Horn will communicate this proposal with Chief Parks prior to the Council Meeting scheduled for Monday, July 19, 1999.

Mr. Feverston reviewed a Setback Plan for Yankee Trace, Section 23 (Parcel 12) and a revised Plan submitted by Great Traditions which includes an improved traffic circulation pattern and eliminates some of the long private drives from the original Plan. City Council has requested a review of this Planning Commission Special Approval Application submitted by Great Traditions. Discussion followed relative to sight distances between the patio of the Clubhouse and the lots proposed to be located along Clubview Drive. The width of three of the lots along Clubview Drive have been increased to 80 feet. Some concern was expressed with the remaining lots retaining a width of 70 feet. Mr. Kiefer explained how these lots are plotted on a diagonal and will appear to be wider than they are in actuality. Upon request of Mr. Singer, Mr. Kiefer will prepare for Council's observation, a simulated plan which will locate the homes on the properties in question and will define distances between the clubhouse and the proposed homes.

Mr. Feverston reviewed for Council the Record Plan for Yankee Trace, Section 20, for property located as an extension of Yankee Trace Drive east of golf fairway number 4 and south of Section 17. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. 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.
2. The Record Plan shall be modified to prohibit lot 369 direct access to Yankee Trace Drive.


Mr. Horn advised that the Washington Township Trustees would like to meet in a joint session with City Council on Monday, July 26, 1999 to discuss a joint land use plan and the potential for a Performing Arts Center.

Mr. Horn advised that Washington Township has asked the City of Centerville to send a letter of support to the Montgomery County Engineer for funding for the Spring Valley Road Improvement Project. As a result of concerns expressed relative to the effect this might have on the future widening of Yankee Street, no decision was made by City Council.

Mr. Horn advised that a Special Meeting of City Council may be necessary for Monday, August 2, 1999 to begin the SAF IV funding process.

Mr. Feverston advised that an auto dealership is proposing to locate in the structure vacated by Stengers Ford at the northwest corner of Whites Corner Road and State Route 725. However, Cornelius Martin, Martin Management Group, has expressed their desire to paint the building white, erect a ground mounted sign, and a wall mounted sign. Signage will require a variance. The majority of Council indicated no problem with a wall mounted sign along the east side of the building to provide visibility from Wilmington Pike.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor