

Centerville City Council
Work Session Meeting
July 19, 1999

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: J. V. Stone
James Reppert
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Director of Public Works Steve Weaver
City Planner Steve Feverston
City Engineer Norbert Hoffman
Assistant to the City Manager Kelly Fackel

Resident Robert Looper
Great Traditions Jim Kiefer

Mr. Feverston presented a rendering to City Council of the building located at the northwest corner of Whites Corner Road and State Route 725, previously occupied by Stengers Ford, with the brick painted white. He compared its present appearance with the potential white building. Cornelious Martin, a prospective occupant, has stated that the brick on the building must be painted white in order for him to locate his auto dealership at this location. He must have an answer from City Council by Wednesday, July 21, 1999. Following the Regular Council Meeting, City Council reconvened into Work Session to render a decision on the color of the subject building. Concurrence of Council ended in a tie vote 3-3 to permit the painting of the brick white. Clerk of Council Marilyn McLaughlin was instructed to contact Councilmember Susan Lienesch to obtain a majority concurrence of Council on the question.

Discussion followed relative to the Planning Commission Special Approval Application submitted by Yankee Trace Development, Inc. for the division of a 30.5172 acre parcel into single family villa lots in Yankee Trace, Section 23 (Parcel 12), property located east of golf hole number 9, south of golf hole numbers 2 and 3 on The Golf Club at Yankee Trace. City Council requested a review of this Preliminary Plan previously approved by the Planning Commission. Jim Kiefer, Great Traditions Land & Development Company, provided for City Council's observation, prior to the meeting, a sketch detailing the distance between the Clubhouse and the lots proposed in this Section of Yankee Trace. As a result of concerns of City Council being satisfied with the Plan, the Request for Review was withdrawn.

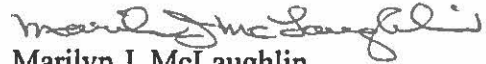
Mr. Horn pointed out that before City Council during the Regular Meeting this date is the Public Hearing on the Appeal filed by Anne Brown against a decision rendered by the Planning Commission concerning Yankee Trace, Sections 21 and 22. The Appeal relates to the type of homes to be constructed and the overall Preliminary Plan; it does not address matters raised by the Fire Department and the Centerville-Washington Park District. However, though not issues to be discussed during the Public Hearing, Mr. Horn advised that the Fire Department has agreed to the private drives being constructed of 16 feet of asphalt in width with a crushed aggregate and

top soil on each side increasing the width to 18 feet. The developer is agreeable to placing fire hydrants closer to each other than planned. Mr. Feverston identified the following issues outlined as the basis for the Appeal:

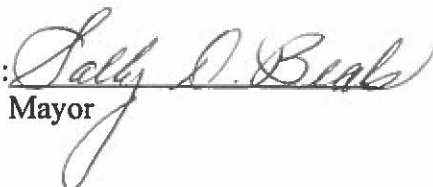
- Row houses with only 10 feet between homes and the alley concept in view of Silverlake Drive residents.
- Some of the area has long been known as park area and Wetland to Silverlake residents.
- The residents were not notified of the Plan.
- Homes in the Silverlake area already have drainage problems.
- The alleyway facing Silverlake Drive residences will become unkept.
- The homes proposed have no commonality to homes in the surrounding area.

Mr. Feverston explained how this new concept fits into the development of Yankee Trace, side setbacks are the same as used in other areas of the City, notification was not required, the density was approved on the Lifestyle Community Master Plan for Yankee Trace, and drainage will flow to the south downhill to the reserve area and to the lake. Mr. Kiefer pointed out that density in Sections 21 and 22 combined is 30 lots less than previously approved.

Mr. Weaver located on a map the sidewalk to be installed along the north side of Rahn Road, and along Applecreek and Marshall Roads. He explained the process by which the location of sidewalk is selected for streets in Centerville and which side of the street is best. The installation of sidewalk along the south side of Rahn Road would require a great deal of disruption to existing vegetation.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor