

Centerville City Council
Work Session Meeting
January 12, 1998

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

Mr. Horn reviewed the accident which occurred this date fatally injuring a Centerville Police officer and a Washington Township Firefighter. He outlined the events of the day and funeral arrangements being made for Officer John Kalaman. Council concurred that a reception be held after the funeral at the Gallery at Yankee Trace for all people attending the funeral.

Mr. Farquhar was present at this meeting to discuss Centerville's role in Washington Township's plans to zone an area adjacent to the City of Springboro Transitional Zoning. As a result of conversations with Attorney Richard Brahm, Mr. Farquhar advised that they believe Centerville has no standing or a chance for a law suit in this case. The majority of Council concurred with this opinion. Mr. Smith suggested that some common ground be reached between the two entities. The scheduling of a joint City/Township meeting will be pursued by the City Manager for March 30, 1998.

Mrs. Lienesch advised that through intervention with Congressman Tony Hall's office, the Aircraft Noise Task Force is attempting to get top FAA officials to a ANTF meeting to discuss flight paths. The desire has been expressed by parties involved that as little publicity as possible be given to this meeting. Mr. Farquhar advised that due to the fact that the Aircraft Noise Task Force is a public body appointed by the City of Centerville and Washington Township, it must conform to the requirements of the Sunshine Law. Notification must be given to all agencies requesting same. A public body can only go into Executive Session to discuss one of the subjects as defined in the Ohio Revised Code, Section 121.22.

Mr. Schlagheck reviewed for Council a recommendation that the RFP prepared by Barry Strock Consulting Associates, Inc., be accepted. In accordance with specifications prepared by the City, the Barry Strock Company will determine the computer system needs for the City of Centerville in order that appropriate City Departments can network with each other. The first phase includes an Orientation Presentation, Management/IS Plan and Findings, Needs Assessment and Request for Proposal. The cost for this phase is \$30,000.00 plus out-of-pocket expenses not to exceed \$10,000.00. Council concurred with Mr. Schlagheck's recommendation.

Mr. Feverston reviewed a Major Use Special Approval Application submitted by KCPD, Ltd., for property located at the northeast corner of Alex-Bell Road and Loop Road, being approximately 13.3 acres of land, zoned B-PD, Business Planned Development, and owned by Michael LeMaster. This proposal for the development of a medical facility includes improvements to Alex-Bell Road and a detention pond along the eastern portion of the property. Mr. Feverston located the subject property on a map and outlined adjacent zone classifications and land uses. The old historic home on the property is being incorporated into the plan for future use. Mr. Feverston showed elevations of this 40,000 square foot building and identified access points off Alex-Bell Road and Loop Road. The Planning Commission, by a vote of 6-0, recommended approval of this Major Use Special Approval Application to City Council, subject to the following conditions:

1. The areas designated as future buildings and future parking/access are approved in concept. The final design of these improvements shall be subject to approval by the Planning Commission.
2. Stormwater Drainage, Erosion Control
 - A. A detailed stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating detention and erosion control during construction in accordance with the City Stormwater Drainage Ordinance.
 - B. Prior to any construction, grading or adding fill material on this property, a silt fence shall be installed by the developer at the construction limits, be maintained in a workmanlike condition at all times, and shall remain in place until all construction is complete, the slopes are established, seeded and mulched. Wire fencing and either No. 2 stone or type "c" rip-rap shall be installed with the straw bales for reinforcement and to further protect the site from wash-out. A rock check dam shall be installed in-lieu-of the straw bale dyke located at the discharge points shown on the plan subject to approval by the City Engineer.
 - C. A second silt fence shall be installed along the western edge of the detention basin after the basin is constructed to further control site erosion and prevent sedimentation of the detention basin.
 - D. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access by the City. The property owner shall be responsible for the maintenance of the detention basin.

3. **Landscape, Screening and Bufferyard**
 - A. All required landscaping, mounding, fencing for this development, including the 100 foot bufferyard, shall be in accordance to the requirement of the Zoning Ordinance.
 - B. The required 100 foot bufferyard shall be maintained in its natural state and left undisturbed except to allow the stormwater detention basin to be partially located only in those areas where the bufferyard is void of trees subject to approval by the City Planner. The bufferyard shall be more intensively screened with trees and provide additional mounding on the west side of the detention basin to mitigate this impact subject to approval by the City Planner.
 - C. The grading limit for the detention basin shall be at the drip line of all existing trees in the bufferyard.
 - D. 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.
4. The final grading plan shall be subject to approval by the City Engineering Department. The City Engineer is requesting that a landscape island replace the top two parking stalls directly below the southeast corner of the building to aid in the grade transition at that location.
5. In lieu of requiring the developer to make an improvement of Alex-Bell Road across the entire frontage of their property which would include an additional land of pavement, a sidewalk, curb and stormwater drainage, the developer shall be required to place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Alex-Bell Road. The City Engineer may require the developer to make temporary improvements to Alex-Bell Road which at this time is expected to include a temporary left-turn land at the entrance driveway into the development. The estimated cost of any temporary improvements required to Alex-Bell Road shall be subtracted from the required Alex-Bell Road escrow amount. The design of any required improvements shall be subject to approval by the City Engineering Department.
6. The final design and alignment of the driveway to Alex-Bell Road shall be subject to approval by the City Engineer. The driveway is proposed to be restricted to a left-turn in and a right-turn in movement only because of sight distance limitations. At such time after improvements are made to Alex-Bell Road and if the applicant can demonstrate to the satisfaction of the City Engineer that the sight distance limitations have been improved or eliminated, the City Engineer may permit additional turning movements for this driveway.
7. A sidewalk, 5 feet in width, shall be constructed along the entire frontage of Loop Road subject to approval by the City Engineer.

8. A raised curb shall be constructed around the perimeter of the parking area, around all landscape islands within the parking lot, and around the proposed building.
9. Walkways along the proposed building shall have a minimum width of 6.5 feet.
10. Single-loaded two-way parking aisles shall have a minimum total width of 42 feet. Double-loaded two-way parking aisles shall have a minimum total width of 60 feet.
11. The final design and location of all lighting fixtures shall be subject to approval by the City Planner.
12. The final design, location and screening of the dumpster shall be subject to approval by the City Planning Department.
13. The rear parking lot shall be redesigned in the area adjacent to the historic limestone house to create a curbed, one-lane wide drive in front of the house. A continuous landscape island shall replace the northernmost parking stalls, approximately two parking spaces wide. The final design is subject to approval by the City Planner.
14. Landscape islands shall be constructed at the southern end of the parking aisles in front of the proposed medical building subject to approval by the City Planner.
15. The applicant shall work with the City Planner to modify the parking lot layout to incorporate the 371 parking spaces desired by the applicant.
16. Further, the Planning Commission shall approve the architectural design of the proposed building assuring that the materials, shape, massing and architectural features create a unified design on the premises and shall be visually compatible with the surrounding buildings. Specifically, approved were the skylight, the standing seam metal roof and the use of EIFS (Dryvit) as an exterior siding material.

Allen Shaw, from Shaw Weiss & DeNaples Engineers, representing the applicant, advised that the doctors to occupy the proposed medical facility will provide traditional medical services.

Mr. Feverston explained that trees will be added, and part of the detention basin will be in the 100 foot buffer zone. Full movement will be provided at the access onto Loop Road from the development. Upon question of Mrs. Lienesch, Mr. Feverston advised that detention basins have been permitted in buffer zones prior to this application. Mrs. Lienesch requested information relative to the sanitary direction of flow from this development prior to the January 26, 1998 Council Meeting.

Discussion followed relative to the placement of the following items on the Council Retreat Agenda:

Sidewalks - policy, practices, goals.

Architectural Preservation District - Ordinance, policies, future of Task Force.

Asahel Wright House - future use.

Goals and Objectives/Strategy Planning - for the City.

Signs - garage sales.

Boards and Commissions - policies.

Yankee Trace - density.

Police/Fire facility.

Items suggested by Mr. Smith are as follows:

Establish a Quarterly Financial Report.

Establish an Annual Performance Reporting Procedure for City Manager/Clerks.

Refine budget development.

As a result of discussions, the following will be supplied:

Quarterly Financial Report.

Previous information concerning the Sign Ordinance.

Sidewalk information.

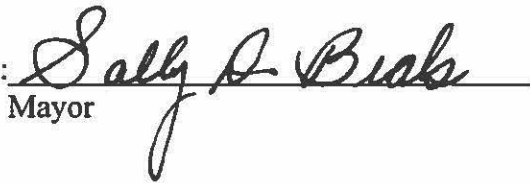
Economic Development report.

Mr. Horn reported that the City will be closing on the purchase of property located at 740 East Alex-Bell Road during the coming week.



Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor