

Centerville City Council
Work Session Meeting
March 2, 1998

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

City Beautiful Commission applicant Elyse Kindler was interviewed by City Council for appointment as a member of said Commission. Council concurred with said appointment.

Mayor Beals announced the receipt of a letter from the Human Services Levy Campaign Committee asking the City of Centerville for formal support of the 5.03 mill renewal levy which will be on the May 5, 1998 election ballot. Council concurred to retain their current position: individual members of Council may do what they wish; the Council of the whole does not take any position on an election issue.

Mrs. Lienesch advised that a meeting has been scheduled with Representative Tony Hall for Monday, March 9, 1998 at 4:00 P.M. in the Longworth Building, while members of Council are attending the National League of Cities Congressional Conference in Washington, D.C.

Mr. Horn announced a memorial service scheduled for deceased former Mayor of Centerville Paul Hoy to be held in the barn at Benham's Grove on June 20, 1998 between 11:00 A.M. and 3:00 P.M. Council concurred that rental charges be waived for the Hoy family.

Mr. Horn reviewed a request from the Dayton Power & Light Company to be a co-sponsor for the Business Breakfast on March 12, 1998. They have asked for five minutes to talk about their Jobs Partnership Program and in exchange for this they will pay 50% of the cost of the breakfast. The majority of Council concurred with this request.

Ellen Edwards, 1010 Deer Run Road; William Venanzi, 1180 Deer Run Road; Tom Phillips, a businessman in the City of Centerville; Jim Dobrowski, Woolpert Consultants; and Jim Beard, 7182 Tamerind Trail, were present at this meeting for the presentation by Charles Simms relative to his proposed development on the Weller farm. Mr. Simms explained the following:

Compromises have occurred from the original plan to the current plan as a result of meetings held with area residents.

Proposed is a mixture of condominiums and single-family residences.

The creek which traverses through the area will remain in its natural state.

Parkland dedication is included.

Three applications have been submitted to be developed into one community.

Proposed is an overall density of 3.2 units per acre.

Plan includes 26 single-family residential lots at least 10,000 square feet in size.

Lots north of Forest Walk Drive will be 80 feet wide x 140 feet deep.

The pond will be a wet detention area.

Clyo Road along the proposed development will be mounded 2 to 3 feet in height..

Mr. Simms stated his concurrence with all conditions as outlined with Planning Commission's recommendation for approval relative to the three applications. He shared renderings of the condominiums and single-family residences with City Council.

Mr. Feverston reviewed the Record Plan for Section Fifteen of Yankee Trace. Proposed is the division of 2.77 acres located southeast of Charter Place, between golf course green number five and number six tee, into five single-family residential lots. All five lots will front onto Yankee Trace Drive. The Planning Commission recommended approval of this Record Plan to City Council, subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. A covenant shall be placed on the Record Plan that grants the City of Centerville the right to establish a public right-of-way through reserve area R-AK that provides vehicular access to Yankee Trace Drive from adjoining lands situated east of reserve area R-AK. The language of this covenant shall be subject to approval by the City Attorney.
3. Reserve area R-AJ is eliminated from the record plat and combined with lot 269, with the same building setbacks as the other lots.
4. A final grading plan shall be subject to approval by the City Engineer.
5. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
6. In lieu of completion of the required improvements prior to the recording of the plat, a Subdivider's Agreement entered into with the City by the developer and a Performance Bond be posted with the City, if required.

City Council encouraged side entry garages on the north and south corner lots of this subdivision.

Mr. Feverston reviewed for Council a Rezoning Request submitted by Robert Arnold for 1.193 acres of land situated at 7234 Far Hills Avenue, for a change from R-1d, Single-Family Residential, to O-S, Office Service, zone classification. He located the subject property on a map and identified adjacent zone classifications and land uses. The Planning Commission recommended approval of this Rezoning Request to City Council.

Mrs. Lienesch asked that the City Manager prepare examples of wet detention ponds located adjacent to single-family residences for Council's observation.

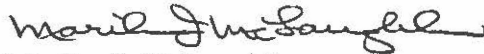
Mr. Feverston reviewed the draft of an Ordinance to amend the Zoning Ordinance to establish architectural design, massing, and building material controls for structures in all non-residential zoned districts. This Ordinance is more particularly defined as the Big Box Ordinance. This draft has been reviewed by a sub-committee of the Planning Commission. Design guidelines contained in the current Zoning Ordinance have been rewritten to control the architectural design of big box structures. This Ordinance has been before the Planning Commission in draft form thus far.

Mr. Feverston outlined for Council maintenance problems which have occurred with the Henry Opdyke-Eleazer Williamson Homestead over the years. In December 1997, the owner of this property filed an application to demolish the structures on this property located at 7155 Wilmington Pike, being the homestead situated at the southwest corner of Wilmington Pike and Alexandersville-Bellbrook Road. Located on this property are one house and three barns. Upon receipt of the application for demolition, a review for landmark status was conducted by the Planning Commission. During their meeting on January 27, 1998, the Planning Commission denied the application for demolition and nominated the house and its outbuildings for Landmark status. Part of the homestead is in Greene County; however, the buildings are located in the City of Centerville. Mary Rogero, Rogero Buckman Architects, has determined the house to be sound; the large barn to be salvageable with feasibility being a question; and the other two barns not being salvageable nor feasible for use. Discussion followed relative to pros and cons of Landmark designation for these structures in consideration of potential use, the cost of restoration, and the intent of the property owner.

Council concurred that the following reappointments be made to their respective positions:

- Norman Plair - Personnel Appeals Board.
- Brenda Ferry - Board of Architectural Review.
- John Dorko - Centerville Property Review Commission.
- Deann Hurtado - City Beautiful Commission.

Mayor Beals made reference to correspondence received from Anna Yen, a junior at Centerville High School asking for financial support for her attendance at the 14th annual Washington Journalism Conference in April. No interest was expressed by members of City Council.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor