

Centerville City Council  
Work Session Meeting  
March 3, 1997

**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  
Brooks Compton  
J. V. Stone  
Clerk of Council Marilyn McLaughlin  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Director of Public Works Steve Weaver  
City Planner Steve Feverston  
City Engineer Norbert Hoffman  
Assistant to the City Manager Judith Gilleland

Mr. Feverston reviewed a Major Use Special Approval Application submitted by Ton Harrigan for the development of property located along the north side of Loop Road, south of the Centerville Kindergarten Village and the Village South Subdivision, and across from the Acura-Infiniti Dealership.

The following representatives were present for discussion of this development:

Tom Harrigan, Applicant  
Larry King, Project Engineer/Civil Engineers of Southwest Ohio  
Morgan Davis, Property Owner  
Gary Smiga, Director of Business Operations, Centerville City Schools  
Ken Hahn, Village South resident  
Peter Flaherty, Village South resident

Originally submitted to the Planning Commission was an overall plan for the development of 11 acres of land, zoned B-PD, Business Planned Development, with the construction of up to five, two and three story buildings with the final Site Plan for Phase One which included the construction of the westernmost building on the property. Mr. Feverston located the subject property on a map and outlined adjacent zone classifications and land uses. He reviewed for Council the history of changes to the overall plan which finally resulted in a revised Master Plan considered and recommended for approval to City Council by the Planning Commission during their meeting held February 25, 1997. This plan includes no encroachment into the 100 buffer zone, and includes plans for two different detention basins. A smaller basin which meets the requirements of the City to

be constructed at the expense of the developer and an alternate plan for a large detention basin that would have regional capabilities with the cost being shared by the City of Centerville. The elevations have been change for the building in Phase One to the front along Loop Road being a one-story profile and the rear being a two-story profile. The plan also included a seven foot privacy fence to be placed at the edge of pavement at the rear of the property with a double, staggered row of evergreen trees planted directly behind the fence. It also included trees to be planted temporarily to the east of each building as the development phases continue. The revised plan includes no encroachment into the wetlands located in the northeast corner of the site. The amount of glass to the rear of the proposed building has been reduced. Mr. Feverston further pointed out the fact that a variance to allow the front parking lot to be setback a minimum of five feet from Loop Road on the western side of the site was included in Planning Commission's approval in order to move the buildings as far south as possible. The Planning Commission, by a vote of 7-0, recommended approval of this revised Master Plan and final Site Plan for Phase One, subject to many conditions.

Mr. Smiga explained how the concerns of the Centerville City School District have been satisfied by the revised Master Plan.

Mr. Hahn identified the uniqueness of the subject property and expressed the following concerns of the Village South neighborhood:

- Grading of the development's entire lot should be required before construction begins on any of the proposed buildings. The ongoing development process, including grading plans and construction management, must be scrutinized as closely as possible.
- Detention basins and drainage ditches for the entire project must be completed before any other work begins.
- The first step before any work begins should be a careful delineation of the buffer zone to insure that no damage to the buffer zone occurs.
- The height of all buildings should be limited to a total of two stories, and the building architecture should be compatible with that of the surrounding residential neighborhood.
- The developer should be required to erect a fence, approximately ten feet in height around the northern and eastern boundaries of the property and between the buffer zone and the developed portion of the property for the safety and security of children attending the Kindergarten Village.
- Bonds, insurances, contracts or escrow funds should be required of the developer to cover the re-construction of the hillside if the project does not move forward at some point in the development stage.

Mr. Hoffman advised that the small detention basin would improve the situation as it currently exists. He pointed out the fact that the larger basin will provide regional drainage improvements. He explained that once the construction is complete, all erosion materials removed, and the rock check dam in place, the basin should operate to its full potential.

Mr. Flaherty expressed his dissatisfaction with not receiving adequate information relative to the Site Plan for Phase One of the development. He asked for a more detailed plan for this portion of the project. Mr. Feverston pointed out the fact that if and when the Site Plan is approved, a final plan will be prepared which will include all conditions of approval.

Mr. King reviewed the history of the preparation of several plans for this project at the owners expense at the request of the City of Centerville. He outlined regional drainage improvements which will be provided by the revised Master Plan which has been recommended for approval by the Planning Commission.

Mr. Harrigan took opposition to the residents' concern relative to the safety for children. He has always been concerned for child safety, thus his intention to develop the property with this in mind. He suggested that perhaps he develop the property in accordance with City regulations, construct the detention pond in the size required to accommodate the subject property only; he will give five acres to the City so that regional drainage improvements can be made at the City's expense. Upon question of Mr. Singer, Mr. Harrigan advised that he will not commit to the height of the other four buildings proposed.

Mr. Feverston explained how each Phase will come before the Planning Commission for review as it conforms to the Master Plan and ultimately for approval. At that time City Council would have the opportunity to request review of each Phase if that is desired.

Mayor Beals advised that a Joint Meeting between the City, Washington Township and the Centerville City Board is being arranged for Monday, April 14, 1997. More information will be forthcoming.


Mr. Horn advised that the Centerville Police Department is near completion with a credit check on Daniel Doepke. Credit references are in the process of being checked on Mr. Doepke's brother in law John Neace. Mr. Doepke has agreed to sign a Loan Agreement with the Centerville Community Improvement Corporation on a personal basis concerning the purchase of property located at the southwest corner of Main and Franklin Streets.

Upon question of Mayor Beals, Mr. Feverston identified the minimum requirements contained in the Zoning Ordinance to which Tom Harrigan would be required to conform relative to his proposed development on Loop Road. Discussion followed relative to the various items Mr. Harrigan is willing to do in addition to those required. Mr. Horn will contact Mr. Harrigan to finalize his intentions relative to the design and size of the detention pond.

Mr. Horn briefly reviewed a meeting held between the Baseball Task Force, and representatives from the Montgomery-Green Mayors and Managers Association and the Township Association relative to funding to bring minor league baseball to the Miami Valley. The recommendation resulting from this meeting places the City of Dayton as the lead applicant, thus causing no affect upon the City of Centerville's EDGE money allocations. This recommendation will force commitments from the City of Dayton and Montgomery County relative to minor league baseball in the Miami Valley.

Mr. Horn advised that Great Traditions has submitted an application for 1998 Homearama to be held at The Golf Club at Yankee Trace. Great Traditions has asked for a reduction of \$5,000.00 on six lots which would be included in Homearama which are owned by the City of Centerville.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor