

Centerville City Council  
Work Session Meeting  
April 7, 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  
City Manager Gregory Horn  
Assistant to the City Manager Judith Gilleland  
Public Works Director Steve Weaver  
City Engineer Norbert Hoffman  
Assistant City Planner Ryan Shrimplin

Mr. Reppert advised that the selection of a Fire Chief for Centerville/Washington Township has been narrowed to seven applicants. Interviews will be held on April 9 and 17, 1997.

Mr. Shrimplin reviewed the Record Plan for Yankee Trace, Section Eleven, for property located on the east side of Yankee Street north of Charter Place. Proposed is the division of a 5.56 acre parcel, zoned R-1c, Single Family, into nine lots. This Record Plan completes the extension of Lantern Way. Mr. Shrimplin located the subject property on a map being the first section to be developed in the acreage previously owned by the Yankee Development Group. The Planning Commission, by a vote of 5-0, 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 final grading plan shall be subject to approval by the City Engineer.
3. Driveway approaches for lots 203/204 and lots 207/208 shall be combined subject to approval by the City Engineer.
4. The dimensions and final design of the cul-de-sac for Lantern Way be subject to approval by the City Engineer.
5. 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.

Mr. Shrimplin reviewed the Record Plan for the Ford Leasing Development Company Plat, more particularly known as Stengers Ford, for property located on the northwest corner of East Alexandersville-Bellbrook Road and Whites Corner Road. Proposed is the creation of a 9.182 acre parcel, zoned B-1, General Business, into one lot. Included on the Plan is the dedication of right-of-way along Alexandersville-Bellbrook Road and Whites Corner Road, and easements for utilities and stormwater drainage for the site. The Planning Commission, by unanimous vote, recommended approval of this Record Plan as submitted.

Mr. Horn advised that Homearama 1998 will occur on the Meeker Property. The application submitted by Great Traditions Land Development Group for Yankee Trace ended in third place. More specifics relative to this matter will be forthcoming from the City Manager.

Mr. Horn advised that H. R. Investments is anxious to begin the rezoning of the recently approved annexation of their 8.222 acre parcel located along State Route 48, south of Sheehan Road. They will probably be requesting B-1, Local Business, zone classification. However, the actual rezoning cannot take place until Certification of the annexation has been received from the State of Ohio, Secretary of State.

Discussion followed relative to the Preliminary Loan Agreement involving Daniel C. Doepke and John F. Neace, the City of Centerville, and Washington Township relative to the restoration of the property located on the southwest corner of Main and Franklin Streets. Concern was expressed with the amount of restoration provided by Mr. Doepke and assurance that the monies loaned by the City and Township will be used properly. Language will be added to the Agreement to protect the investments made by the two entities.

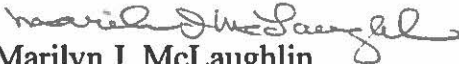
Mr. Horn expressed concerns with Winchester Funding Ltd., which is Great Traditions' formed financial partner in the development of Yankee Trace, securing first position as the lending institution rather than Provident Bank. He believes that some safeguards must be established between Great Traditions and the City of Centerville. Further meetings will be held with Great Traditions relative to this matter.

Mr. Horn outlined recent communications with the President of the Board of Trustees for the Centerville United Methodist Church relative to the McCracken House at 59 East Franklin Street. Discussion followed relative to the recommendation of Municipal Attorney Robert Farquhar concerning the resolution to a long standing deterioration problem at said location. The President of the Trustees has been put on notice that litigation is being considered relative to resolving this issue.

Mr. Horn outlined a request received from the PRD Corporation for a 10 foot easement from the City of Centerville along the north lot line of Benham's Grove. Richard Pavlak has submitted an application for the development of property located behind property owned by Faye Collier on North Main Street immediately north of Benham's Grove. Mr. Weaver explained the fact that Montgomery County has requested a 20 foot easement (10 feet on City owned property and 10 on property owned by Faye Collier) in order that sanitary service can be provided to the property owned by the PRD Corporation. Mr. Pavlak needs this easement in order to develop his property in accordance with a Special Approval Application which has been submitted for consideration by the Board of Architectural Review and the Planning Commission. Council concurred that action not be taken by the City relative to granting the easement until after the Special Approval Application has been approved.

Mr. Horn advised that Tom Harrigan has submitted revised plans for the development of only Phase One and the construction of a small detention pond to serve this single phase which is a part of the Major Use Special Approval Application for property located along the north side of Loop Road across from the Acura/Infiniti Auto Dealership. Discussion followed relative to this Revised Plan, the recommendation made by the Planning Commission to City Council relative to the Major Use Special Approval Application, recommendations of City Staff, and the Plan as submitted previously by Tom Harrigan. More information will be requested by City Staff relative to the Revised Plan and presented to City Council prior to the Public Hearing scheduled for April 21, 1997.

Mayor Beals advised that the term of Judy Stang will soon expire as a member of the Centerville City School Personnel Appeals Board. Council concurred that Mrs. Stang be reappointed to said position.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor