

Centerville City Council  
Work Session & Budget Meeting  
November 10, 1997

TIME: 6:00 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor C. Mark Kingseed  
Councilmembers James Singer  
James Reppert  
Brooks Compton  
Susan Lienesch  
J. V. Stone  
Clerk of Council Marilyn McLaughlin  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Assistant City Manager Judith Gilleland  
Public Works Director Steve Weaver  
City Engineer Norbert Hoffman  
Director of Finance William Bettcher  
Assistant Director of Finance Mark Schlagheck  
Assistant to the City Manager Kelly Fackel  
City Planner Steve Feverston  
Municipal Attorney Robert Farquhar  
  
Council Candidate George Smith

In addition to consideration of the 1998-2002 Capital Improvement Program for the City of Centerville, the following transpired.

Terry Hanauer and Jerry Pauley, representing The Franciscan at St. Leonards, were present to review for Council their revised Master Plan for their property located at the southeast corner of Clio Road and Centerville Station Road and a Major Use Special Approval Application to construct cottages south of the Joseph Bernardin Residence Center. Mr. Feverston reviewed the proposed Master Plan and the Major Use Special Approval Application to construct 31 single family cottages on 13.3 acres of land zoned R-PD. He located the subject property on a map and identified adjacent zone classifications and land uses. Mr. Feverston advised the cottages to be constructed will be similar to the cottages already existing on the campus of The Franciscan at St. Leonards, but will be single family. Mr. Hanauer pointed out that the density on the 13.3 acres will be 2.7 units per acre. He expressed concerns of Executive Director Brian Forschner and residents that a portion of the park land included in the Master Plan remain

private and a portion be dedicated to the Centerville-Washington Park District to enlarge the Black Oak East Park. Mr. Hanauer was reminded by Mayor Beals and Mr. Farquhar that this is a matter to be discussed with the Park District. Mr. Feverston reviewed Planning Commission's recommendation for approval of the Master Plan and the Major Use Special Approval Application to City Council, subject to the following conditions:

1. The area labeled as Commercial on the Major Use Plan shall be limited to office or small retail uses which primarily serve or complement the needs of residents within the development.
2. The maximum height for any building constructed in the area as High Rise Apartments shall not exceed the maximum building height required for this zoning district (45 feet).
3. Any development of the areas labeled as Commercial, High-Rise Multi-Family, Cottages or Health Center Expansion shall be subject to the approval by the Planning Commission.
4. The access drive to Centerville Station Road shall be aligned directly across from Rain Tree Road according to the original Master Plan approved by the City on August 4, 1986.
5. Public right-of-way shall be dedicated along Clyo Road at the southern curve to provide a 43 foot right-of-way from an adjusted centerline using a 750 foot radius through the curve, subject to approval by the City Engineer.
6. A temporary sidewalk shall be constructed along Clyo Road from the main entrance driveway to the south boundary of this Major Use Plan subject to approval by the City Engineer.
7. An earthen berm, having an average height of 3 feet, shall be constructed along Clyo Road where Cottage Number 5 through 10 abut this road. This berm shall be constructed in a sculpted and undulating manner and designed to avoid the existing stand of trees subject to approval by the City Engineer.
8. The existing stand of trees located within the Cottage Development shall be preserved in those areas that will not be disturbed by grading or the installation of utilities subject to approval by the City Planner.
9. Prior to the issuance of any building permit, the applicant shall either dedicate .132 acres of parkland or pay a fee-in-lieu of dedicating parkland in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance subject to approval by the City Council.
10. The guardrail or a raised curb shall be moved away from the edge of all roadways a distance of approximately 8 feet subject to approval by the City Engineer.
11. Both retention ponds shall be redesigned and/or shifted to move the shoreline away from all roadways and provide for a minimum slope of 4 to 1 from the guardrail or raised curb to the waters edge at their normal pool subject to approval by the City Planner.

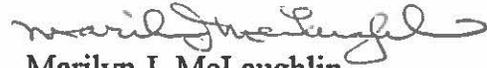
12. An easement, approved by the City Attorney, shall be recorded to specifically permit emergency maintenance and access to the retention basins by the City. The property owner shall be responsible for the maintenance of the detention basin.
13. All walkways, except for the temporary sidewalk, shall be constructed using cement.
14. The final grading plan shall be subject to approval by the City Engineering Department.
15. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations, the FEMA flood zone, and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
16. A detailed, exterior lighting plan shall be submitted and subject to the approval of the City Planner.
17. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

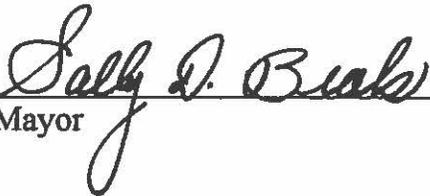
Concerning the Master Plan, discussion followed relative to the proposed commercial use at the immediate corner of Clyo Road and Centerville Station Road and the proposed high rise multi family use just east of the commercial property. Also discussed was the installation of a temporary sidewalk on the east side of Clyo Road along on The Franciscan at St. Leonards property. The majority of Council concurred that the temporary sidewalk be deleted with the understanding that a permanent sidewalk will be put in place when Clyo Road is improved, and that "high rise" be removed from the Master Plan. Mr. Feverston pointed out that these issues must be addressed by Council at the time approval is considered to the revised Master Plan and the Major Use Special Approval Application.

Mr. Farquhar informed City Council that indications are that the Elliotts will file suit against the decision rendered by Council to deny the Elliott's Appeal concerning their Variance Application for the use of vinyl siding on the house located at 60 South Main Street. Considered was whether the City should make a financial remuneration to the Elliotts for some relief in the cost of removing the vinyl siding and restoring the structure. The majority of Council concurred that Mr. Farquhar convey to John Koverman, Attorney for the Elliotts, that if the suit is filed against the Contractor rather than the City, the City will contribute up to \$5,000.00 to defray some of the cost to remove the vinyl siding.

Upon question of Mayor Beals, Mr. Farquhar will prepare information for the Ohio Municipal League relative to defining assets Cities are or should be entitled to when corporation limits are redrawn between Cities and Townships.

Council concurred that James Treffinger be reappointed as a member of the Board of Architectural Review.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor