

Centerville City Council  
Work Session Meeting  
November 11, 1996

TIME: 6:00 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  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
Assistant to the City Manager Judith Gilleland  
Director of Finance William Bettcher  
Director of Public Works Steve Weaver  
City Planner Steve Feverston  
Head Golf Professional Brian Hughes  
Director of Food Services Steve Shaw  
Maintenance Superintendent of Golf John Miller

Mr. Feverston reviewed for Council the Record Plan for Yankee Trace, Section Seven, the development of 3.32 acres of land zoned R-1c, Single Family Residential, located north off Yankee Trace Drive. Proposed is the division of 3.32 acres into 11 lots with homes being the Villa style as constructed by Dunnington-Keifer along Yankee Street just north of the clubhouse. The Plan includes three eyebrow streets to provide access to the residential lots rather than off Yankee Trace Drive. The eyebrow streets will be dedicated with reserve areas between the roadway and Yankee Trace Drive. The Planning Commission by a vote of 6-0 recommended approval of this Record Plan subject to the following conditions:

1. Vehicular sight distance shall be maintained for all intersections to Yankee Trace Drive and the hiker/biker path shown in this plat shall be in accordance to the standards contained in the Zoning Ordinance. The Record Plat shall be amended to show graphically those areas where clear sight must be maintained.
2. The public right-of-ways on this Record Plan for Yankee Trace Drive and the access (eyebrow) streets shall be shown as a single, continuous right-of-way.
3. All lots shall be addressed to Yankee Trace Drive.

4. The hiker/biker path shall be extended along the north side of Yankee Trace Drive and constructed as a continuous path along the entire frontage.
5. The center (eyebrow) street that accesses lots 168-170 shall be redesigned to create an opposing curve to Yankee Trace Drive subject to approval by the City Engineer.
6. 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. Feverston reviewed the Record Plan for Yankee Trace, Section Eight, involving 7.324 acres of R-1c zoned land located at the end of Waters Edge Drive and adjacent to Yankee Trace, Section One. The acreage in question is proposed to be divided into 10 single family residential lots. Mr. Feverston outlined his recommendation to be given to the Planning Commission on Tuesday, November 12, 1996, that the Record Plan be approved subject to the following conditions:

1. The easement extending to the east from the cul-de-sac of Waters Edge Drive shall be labeled on the Record Plan as a public utility and private driveway easement and subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements as recorded for this development.
2. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
3. 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. The private drive within this plat shall be required to be part of the Performance Bond and Subdivider's Agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Feverston reviewed the Major Use Special Approval Application submitted by Tom Harrigan for the development of property owned by the J. S. Davis Company on the north side of Loop Road, south of the stub of South Village Drive. Proposed is the construction of 5 2-3 (two in the front, 3 in the rear) story buildings. Phase One includes the construction of one building at the extreme west of the property involved. The overall plan includes a slight encroachment into the 100 foot buffer zone required to the north of the property and a more intense encroachment into the buffer zone required at the north east end of the property. The plan also includes the construction of two ponds to serve as territorial storm water retention basins for this property and other properties along Loop Road. Council expressed the need for additional bonding to cover damages which might occur during the construction process as well as to cover the loss of trees. Mr. Singer

stressed the need for restoration insurances. Discussion followed relative to the possibility of eliminating the buffer zone encroachment to the east by the elimination of the easternmost building. Mr. Feverston indicated communications will continue between the City and the developer prior to the Planning Commission meeting scheduled for November 26, 1996 at which time this application will again be before the Planning Commission.

Mayor Beals announced the term expirations of Celia Elliott and Joann Treffinger as members of the Centerville Historical Commission. Council concurred that they be reappointed if that is their desire.

Discussion followed relative to a potential agreement between the City of Centerville and Washington Township involving annexations. Mr. Horn will be in contact with the Yankee Trace Development Group concerning this matter.

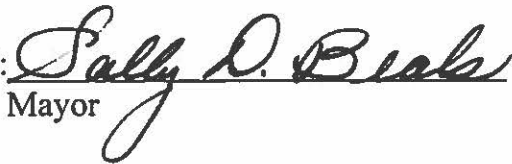
Mr. Haverland advised that a final settlement has been reached in disputes between the City and Joe Becks & Associates concerning the construction of the Clubhouse at Yankee Trace.

At different times during this meeting, the Council Finance Committee, chaired by Councilmember James Singer, reviewed the 1997 Budget for the City of Centerville.



Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor