

Centerville City Council
Work Session Meeting
March 6, 1995

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Councilmembers James Singer
Sally Beals
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
Assistant City Manager Michael Haverland
Assistant to the City Manager Judith Gilleland
City Engineer Norbert Hoffman

Representatives from the Montgomery County Sanitary Engineering Department: Jack Garner, Director; Gregory Merrill, Deputy Director; Frank Wright, Reinke & Associates; and Terry Dalrymple, Chief Engineer for the project, were present at this meeting to review for City Council proposed sanitary sewer improvements to provide relief for the sanitary facilities in Greene County.

Mr. Garner pointed out the fact that sewage from the southeastern portion of Centerville goes into the sewer treatment plant in Greene County. The new pipe installation proposed for Centerville will increase the current capacity approximately nine times. The present capacity is not adequate.

Mr. Garner emphasized the continuing need for additional water supply for the southern portion of Montgomery County. He identified proposed locations for two additional water towers in the Centerville area: one in the vicinity of South Metro Park, and one near the bus barn off Sheehan Road.

Mr. Wright located on a map two proposed sewer routes which will have some effect upon the City of Centerville: one in the area of Bellingham Drive and the other north of the property proposed for residential development north of the Yankee Trace Golf Course. Mr. Wright outlined the different alternatives which were considered before final route selections took place. Final detailed construction drawings are currently being prepared. It is estimated that construction will begin in 1996 and will be completed in 1997. All installation work will be in front of properties involved for accessibility, and will be out of pavement areas.

Mr. Garner advised that all residents affected will be notified. An information meeting has been scheduled for said residents on Wednesday, March 15, 1995 to begin at 7:00 P.M. in the Council Chambers.

Miss Gilleland reviewed for Council a proposal prepared by Benham's Grove Administrator Judy Kunas for the organization of a two-part program: Friends of Benham's Grove and a Garden Fest.

The Garden Fest is to be a Bicentennial event and continued by the formation of "Friends of Benham's Grove" as an annual event. The purpose of this program being to preserve and support the expansion of Benham's Grove and its gardens. Following a brief discussion, Council concurred with the proposal and determined that "Friends of Benham's Grove" should be established as a foundation. A Resolution of support will be prepared for Council's consideration during the meeting scheduled for March 20, 1995.

Mayor Heintz advised that the term of Susan Gastineau as a member of the Centerville Historical Commission will soon expire. Council concurred that Mrs. Gastineau be appointed for an additional term on said Commission.

Mayor Heintz updated Council on the meeting recently held by the Ohio Municipal League concerning HB36, the Annexation Bill currently before the Ohio House of Representatives and a Bill which will be introduced in the Senate which is favorable to Cities.

Alan Schwab, City Planner, reviewed for Council a Major Use Special Approval Application submitted by CSZ Corporation, Inc. for property located at the southwest corner of Wilmington Pike and Whipp Road. Proposed is the construction of a Dayton Sports & Recreation Center, an additional commercial building space and two outlots on approximately 21.449 acres of land zoned B-PD, Business Planned Development. Mr. Schwab located the property on a map and reviewed the character of adjacent properties. He reviewed Planning Commission's unanimous recommendation for approval of this Major Use Special Approval Application subject to the following conditions:

1. The stormwater detention basin shown on the plans shall be relocated to the northeast outside the required 100 foot buffer strip to the Fox Run Condominium properties along the south and west sides of the applicant's property with the revised plan to be approved by the City Planning and Engineering Departments. Also, the regrading and stormwater drainage work shown on the plans that encroach into the same above mentioned buffer strip shall be eliminated and this buffer strip shall not be disturbed.
2. The required 100 foot buffer strip along the west and south property lines abutting Fox Run Condominiums shall be maintained in its natural state except that grading work or removal of vegetation may be permitted behind the Dayton Sports and Recreation building and shall be in accordance with plans approved by the City Planning Commission. That portion of the buffer strip affected by grading work shall be intensively landscaped. Additional evergreen landscape screening shall be planted in the buffer strip or nearby to meet the City Zoning Ordinance screening requirement. Detailed landscape plans for this screening shall be subject to approval by the Planning Commission. A solid wooden privacy fence of a design approved by the Planning Commission shall be required

along the west and south sides of the shopping center to limit pedestrian access to the Fox Run Condominium properties.

3. Dumpster location, containers, and concealment with the required screening shall be approved by the City Planning Department. Additional screening approved by the Planning Department shall be required for the trash compactor and dumpster located at the southwest corner of the Dayton Sports and Recreation building.
4. A revised landscape plan for the entire site must be approved by the Planning Commission that addresses all landscaping requirements.
5. All exterior lighting shall be approved by the City Planning Department.
6. The non-emergency use of an outdoor speaker system for paging, music, advertising or any other purpose shall be prohibited.
7. The applicant shall provide to the City Engineer appropriate evidence that they have adequately addressed any potential Federal Wetland requirements.
8. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
9. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin. These recorded covenants shall specifically permit emergency maintenance and access by the City in a manner approved by the City Attorney.
10. The southern driveway to Wilmington Pike shall be restricted to prohibit left turns from the site to Wilmington Pike in accordance with detailed plans approved by the City Engineer. If approved by the State of Ohio and the City Engineer the raised median on Wilmington Pike may be modified to permit left turns from Wilmington Pike into this driveway. The cost for this modification to Wilmington Pike shall be paid by the applicant. The applicant shall work with the City Engineer and the State of Ohio to maximize the stacking capacity of the left-turn lanes on northbound Wilmington Pike to this development and Whipp Road.
11. At the time the Outlot along Wilmington Pike is developed, the City Engineer may require the construction by the developer of a raised curb and/or sidewalk across the Wilmington Pike frontage of the Outlot.
12. Detailed design of the raised curb areas within the parking and driveway areas of the shopping center must be approved by the City Engineer. The main driveway between Whipp Road and Wilmington Pike within the shopping center must be redesigned in a manner approved by the City Engineer to reduce the potential vehicle speeds on this

- road and to reduce the possibility that this road will be used as a cut-through by vehicular traffic.
13. Low mounding and/or landscaping approved by the City Planning Commission shall be installed along Wilmington Pike and Whipp Road to block visibility of cars and headlights within the shopping center parking lot.
 14. Detailed building elevations including materials and colors must be submitted to and approved by the City Planning Department.
 15. None of the wall signs shown on the plans are being approved as part of this application. All wall signs must comply with the City Zoning ordinance. The sports figures intended to be placed on the walls of the Dayton Sports and Recreation building are wall signs and a variance must be approved by a separate application to permit these figures in excess of the maximum wall signage permitted under the City Zoning Ordinance. The ground (pylon) sign variances requested along Whipp Road and along Wilmington Pike are not approved as a part of this application.
 16. The outdoor storage, sale, or display of any materials shall be specifically prohibited. Temporary sidewalk sales permitted within the City Zoning Ordinance are an exception to this provision.
 17. The City Attorney must approve cross-easements for vehicular access, parking, and maintenance before any lot split may be approved to divide this property into separate lots.
 18. Deliveries to any business located in this shopping center shall be restricted to the hours between 8:00 A.M. and 7:00 P.M.

Mr. Bob Zavakos and Mr. Tasi Zavakos, CSZ Corporation; and Mr. David Oakes and Mr. Larry King, CESO Professional Engineers and Land Surveyors, were present at this meeting to answer any questions of City Council.


Mr. Schwab pointed out the fact that the applicant would like Council to consider granting a variance to permit the erection of a larger sign at the entrance off Wilmington Pike when this Major Use Special Approval Application is before City Council. A variance in parking requirements will also be necessary in order to meet all adjustments to the plan as recommended by the Planning Commission. A revised plan including conditions requiring Planning Commission approval will be presented to the Planning Commission during their next meeting to ultimately be presented to City Council on March 20, 1995.

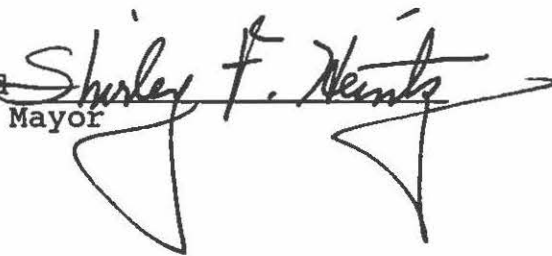
Bob Zavakos stated their concurrence with all conditions of approval recommended by the Planning Commission.

Mr. Oakes reviewed a preliminary of the revised plan to be submitted to the Planning Commission.

Mayor Heintz suggested that a Retreat be scheduled between City Council and the Washington Township Trustees on a Monday in early April at a site mutual to both parties. Coordination will be made with the Township Trustees for the date, time and place.

Mayor Heintz advised that she along with Deputy-Mayor Stone met with President Don Becker and Executive Director Cynthia Fraley to convey concerns and misgivings of Council relative to Seniors Inc.


Marilyn J. McLaughlin
Clerk of Council

Approved 
Mayor