

Centerville City Council
Work Session Meeting
May 8, 1995

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor J. V. Stone
Councilmembers Brooks Compton
James Singer
Sally Beals
Mark Beasley
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Michael Haverland
City Planner Alan Schwab
Assistant to the City Manager Judith Gilleland

Mr. Monte Williams, EG&G Mound Applied Technologies, was present at this meeting to outline for Council the Environmental Restoration and Waste Management Program currently in place at the Mound Plant in Miamisburg, Ohio. He explained their method of decontaminating the soil to restore the environment to safe conditions.

Mr. Schwab reviewed a Rezoning Request and Major Use Special Approval Application submitted by Hills Building and Construction Services Number 3 for 30.9 acres of land situated north of I-675 and east of Bigger Road. Requested is a change of said property from R-1c, Single-Family Residential, to R-PD, Residential Planned Development, to allow a density of approximately six dwellings per acre. Proposed is the construction of a 180 condominium unit development, private streets, and the dedication of 1.3388 acres of land to the City of Kettering to enlarge the neighborhood Pondview Park located in that City and adjacent to this development. A pedestrian walkway to the park will be provided from the condominium development. No road improvements are required as a part of the Major Use Special Approval Application due to the fact that improvements have already been made to Bigger Road. The only access to this development will be off Bigger Road. Mr. Schwab located the subject property on a map and identified adjacent zone classifications and land uses. Multi-family in this area is in accordance with the City's Comprehensive Master Plan. Mr. Schwab reviewed elevations for the two story buildings to be constructed, some having attached garage spaces. The Planning Commission, by unanimous vote, recommended approval of this Rezoning Request and Major Use Special Approval Application, subject to the following conditions:

1. Prior to the approval of this Major use Special Approval Plan by the City Council, the 30.9 acre parcel of land on which the proposed development is located must be rezoned to R-PD, Residential Planned Development. This land is currently zoned R-1c, Single-Family Residential, and does not permit the construction of multi-family residential dwelling units.
2. A parkland dedication of 1.3388 acres of land to the City of Kettering on the eastern end of the site adjacent to Pondview Park shall be recorded prior to the issuance of any zoning or building permits for any residential units. The City Planning Department shall approve the location and dimensions of the dedicated parkland. The parkland dedicated shall be improved by the developer with a walkway of a design approved by the City of Centerville Engineering Department connecting Piper Landing with the sidewalk on the existing Pondview Drive.
3. A minimum of 2 parking spaces per dwelling unit shall be provided on the site. Apron areas in front of garages shall not be counted as an additional parking space to the garage unit.
4. The final grading plan shall be subject to approval by the City Engineering Department. To the extent practical a 6 foot high earthen mound shall be incorporated along I-675 to buffer this project from the interstate highway.
5. A revised landscaping plan shall be submitted to and approved by the City Planning Department. This plan shall preserve existing trees to the extent practical adjacent to the single-family residential houses north of the site and add evergreen landscaping to meet the screening requirements of the City Zoning Ordinance. Trees and mounding shall also be required along I-675 and the project. The indexing of significant trees on the site shall be made a part of the landscaping plan. Mounding and screening along the north property line between the retention/detention pond and Pondview Park as shown on the plan shall create an instant screen. Additional screening shall be planted where practical from the pond west to Bigger Road, as well as along the edge of the new section of Pondview Park.
6. The City Engineer must review and approve the detailed plans for the intersection of the new private street to this development and Bigger Road.
7. All private streets shall be constructed to City Standards, excepting width, subject to approval by the City Engineer.
8. No motorized vehicular traffic either during construction or after construction shall be permitted to Pondview Drive.
9. All sidewalks shall be setback a minimum of 4 feet from the curb on the private streets.

10. A sidewalk, 4 feet wide, shall be constructed on the south side of the main private street interconnecting with the walkway through the addition to Pondview Park. The sidewalk shall be setback a minimum of 4 feet from the curb on the private street.
11. 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.
12. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater detention/retention basins.
13. An easement shall be required to the retention basin to allow emergency access by the City.
14. All dumpsters shall be screened subject to approval by the City Planning Department.
15. Exterior lighting shall be approved by the City Planning Department.
16. All street names shall be approved by the City Planning Department.
17. No signs are being approved as part of this application.
18. The same percentage of brick shall be used on the rear elevation as is shown on the plan for the front elevation of each building.

Discussion followed and concern expressed by members of Council relative to the construction of additional condominiums in the City of Centerville in lieu of single family residences.

The proposed Yankee Trace Water/Sewer Acreage Fee Agreement between the City of Centerville and the County Commissioners of Montgomery County was briefly discussed. Mr. Horn, in view of interest rate variations relative to pay off of moneys over a ten year period and borrowing monies, recommended that the City submit to the County Commissioners the amount budgeted for water and sewer connection fees and district fees for 1995 at Yankee Trace, that notes be rolled over or bonds be issued between November, 1995 and January, 1996, and that full payment be made to the County in February, 1996. Council concurred with this recommendation.

The Joint Retreat held between the Centerville City Council and the Washington Township Trustees was briefly discussed. The question arose whether to move forward with future annexations and to hire a specialist for coordination in consideration of the annexation agreement made between both parties. The majority of Council concurred that the City's current annexation policy has not changed. It was further determined that three members of Council with the three Trustees will tour the properties involved in the Paragon Road annexation in hopes that the position of the Township may be changed relative to this particular annexation case.

Mr. Horn explained the fact that four grants have been received from the Dayton Power & Light Company for rights of way and easements: three concerning gas and electric service to Yankee Trace and one for electric service to Bethany Lutheran Village. John Bentine, Attorney for cable communications, has recommended that the following rider be placed on all rights of way and easements granted utility companies: "such a right of way and easement shall be modified so as to reflect it is subject to any comprehensive right of way Ordinance or regulations adopted by the City and to indicate that nothing in the grant of such a right of way or easement should be construed to waive any franchise rights of the City". The Dayton Power & Light Company has objected to the inclusion of such language. Negotiations continue to get this matter resolved.

Mr. Horn explained the fact that Daily's Property Maintenance has proposed the installation of landscaping at the entryway into the Yankee Trace development for approximately half the estimate received from Great Traditions. Council concurred that a Change Order be prepared for the acceptance of Daily's proposal.

Mr. Horn identified the property to be acquired through purchase and/or donation in order to effectuate the extension of South Suburban Road to Clyo Road. Real estate will be acquired from the Dimco-Gray Company, Thomas Smith, and the Centerville City School Board of Education. After the necessary right of way is determined for the connector, the remaining property will be sold to Thomas Smith for the appraised value of \$80,000.00 less the appraised value of the land previously purchased from Thomas Smith.

Mr. Horn advised that a proposed name change for the Centerville Historical Society and the request for financial support from Washington Township is a dead issue.

Mr. Horn outlined proposed alterations to the parking lot and grounds at The Golf Club at Yankee Trace. The installation of brick pavers in a particular grass area will provide an overflow area for the parking of cars when necessary. Areas of grass will remain clear to provide for the erection of tents on special occasions. The majority of Council concurred to move forward with these alterations.

Mayor Heintz brought attention to correspondence received from Jai Rezy requesting that legislation be considered to require that owners be responsible for cleaning up after their dog relieves itself on property other than the owners. Discussion revealed the fact that such legislation would be unenforceable. Residents will be encouraged to have respect for their neighbor's property concerning this matter.

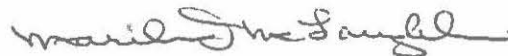
Mrs. McLaughlin announced term expirations of the following Commission and Board members:

Carley Van Der Kloet - City Beautiful Commission.

Deborah Borger - City Beautiful Commission.

Norman Young - Centerville City School Personnel Appeals Board.

Council concurred that reappointments be made of these members if they so desire.



Marilyn J. McLaughlin
Clerk of Council

Approved:



Shirley F. Neerds
Mayor