

Centerville City Council
Work Session Meeting
June 5, 1995

TIME: 7:15 P.M.
PLACE: Centerville Municipal Building, Law Library

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

Mr. Schwab reviewed the Record Plan for Archon Plaza, consisting of approximately 21.449 acres of land zoned B-PD located on the southwest corner of Wilmington Pike and Whipp Road. Proposed is the division of this property into four lots and a reserve area to be maintained by the property owners of these four lots and including the corner lot which is not a part of this Record Plan, owned by the Emro Marketing Company. Covenants have been recorded to provide for access easements across lots included on the Record Plan to provide for vehicular traffic. This Plan is consistent with the Major Use Special Approval Application recently approved for the Dayton Sports & Rec Center. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following condition:

1. The City Attorney approve the covenants that provide for vehicular parking and access cross easements between the lots and maintenance of the detention pond located in the proposed reserve area shown on the plat.

In addition to this condition Mr. Schwab pointed out the fact that the plat should be modified to exclude lot number one since ownership of this lot has been transferred to Dayton Sports & Rec.

Mr. Horn outlined for Council an informational meeting organized by Mr. Hoffman with residents in the Village South area to explain a creek erosion problem existing in their neighborhood.

City Council interviewed Thomas E. Erstfeld for appointment as a member of the City Beautiful Commission. Council concurred with said appointment.

Centerville Arts Commission applicants Michael W. Sandner and Robert L. McMillan, Sr. were interviewed by City Council. Council concurred that said appointments be made.

Mr. Schwab reviewed for Council the Rezoning Request submitted by Hills Building & Construction Services Number 3, Inc., for a change of 3.815 acres of land located north of I-675 and east of Bigger Road from R-1c, Single Family Residential to R-PD, Residential Planned Development. He located the subject property on a map and identified the zoning and land uses of adjacent properties. The Planning Commission, by unanimous vote, recommended approval of this Rezoning Request to City Council.

Mr. Schwab reviewed the Major Use Special Approval Application submitted by Hills Building & Construction Services Number 3, Inc. for the construction of a multi-family condominium development at the northeast quadrant of the intersection of Bigger Road and Interstate 675. He explained the fact that this Application combines the rear portion of the 3.815 acre parcel which is the subject of the Rezoning Request previously outlined and the approximately 33 acres of land included in a Rezoning Request currently set for Public Hearing before City Council on June 19, 1995. The combination of these two Rezoning Requests into one Major Use Special Approval Application increases the acreage to 35.75 acres, increasing the number of units for the complex from 180 to 214 units based upon the acquisition of the additional property. Being required with this Application is the dedication of 1.5916 acres of parkland to the City of Kettering in order to expand existing Pondview Park which abuts this project to the east. Mr. Kingseed stressed the importance of requiring the installation of a sound barrier between this proposed condominium development and Interstate 675. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval to City Council, subject to the following conditions:

1. Prior to the approval of this Major Use Special Approval Plan by the City Council, all parcels of land on which the proposed development is located must be rezoned to Residential Planned Development, R-PD. 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 1.5916 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 existing Pondview Drive. The walkway shown on the Plan to Brookbank Drive shall be deleted.
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. The detached garages for building numbers 1 and 10 shall be adjusted in location to provide a dimension determined by staff of asphalt apron area in

front of each garage space exclusive of the two-way street in front of the garage to allow better visibility for a car exiting the garage space.

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. The mound shall be tapered in areas where there are a significant number of trees.
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. Screening is also required to the existing single-family residence along Bigger Road south of the funeral home along Bigger Road even if this residence is rezoned to a multi-family residential zone. 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 eastern edge of the new section of Pondview Park and the eastern line of the development.
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. Existing driveway curb cuts along Bigger Road shall be removed and restored subject to the approval of the City Engineer.
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 or Brookbank Drive.
9. All sidewalks shall be set back 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 set back 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 and on the north side elevation of those buildings facing the single-family residential, side elevations of other buildings to be at the developer's discretion, subject to approval by the Planning Department.
19. The vehicular pavement turnaround located between building numbers 9 and 10 shall be increased to 95 feet in diameter with a minimum of 20 feet of pavement width around the turnaround.
20. The City Engineer shall approve the detailed location and design of the internal intersections of the building driveways and the main road within the project.

Council interviewed Rebecca Middleton and Phyllis Yarema for appointment to the Centerville Arts Commission. Council concurred with said appointments.

Council briefly reviewed a request from the Home Builders Association of Dayton and the Miami Valley that the City adopt a policy requiring an advance notice of new ordinances, amended ordinances, revenue measures, zoning or land planning actions, or any other issue which would have impact on builders and developers be sent to them giving a 90-day notice. Mr. Horn suggested that notice be given when and as soon as possible, not stipulating a time requirement. Upon suggestion of City Council, Mr. Horn will discuss this matter with City Managers of other Gov-Tech communities prior to communicating the City's position to the Home Builders Association relative to this matter.

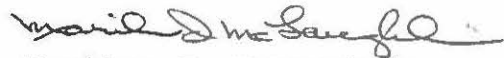
Mr. Horn reviewed correspondence received from Jeffrey Dundon outlining the Centerville-Washington Township Bicentennial Commission's approval to sell bricks to raise funds for the 1996 celebration; the goal being to have the dedication of the area near the end of the Bicentennial year. Proposed is the installation of these bricks and a gazebo in the proposed improved parking area behind the Old Town Hall. The Bicentennial Commission has asked the City and Washington Township for a commitment to this project so that the sale of bricks could begin on July 4, 1995. Following discussion, Council concurred that a special kick off event occur sometime in August to begin the sale of bricks, if the parking lot

project receives approval by the City and the Township.

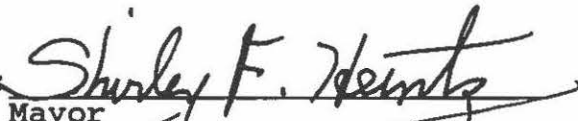
Mr. Horn advised that construction plans have been prepared for the realignment of the access drive south off West Spring Valley Road to the Centerville Place Shopping Center. The majority of Council concurred that negotiations continue with the property owner involved and that a commitment in excess of \$10,000.00 must be received before the City will continue with the project.

Mr. Horn informed City Council that the Centerville Police Department has received re-accreditation.

Mr. Horn outlined activities planned at the Golf Club at Yankee Trace for June 24, 25, and 26, 1995.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor
