

Centerville City Council
Work Session Meeting
September 11, 1995

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor J. V. Stone
Councilmembers Brooks Compton
Sally Beals
C. Mark Kingseed
Brooks Compton
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
City Planner Alan Schwab
Chief of Police William Lickert
Economic Development Coordinator William Stamper

Council Candidates James Reppert
Sue Liensch
Robert Looper

Mr. Horn explained the need for an Ordinance to establish a fee structure for payment to golf professionals at The Golf Club at Yankee Trace for lessons given in excess of normal working hours. The necessity of this Ordinance is due to a provision in the Centerville City Charter which provides that all fees received by officers or employees of the City in connection with their employment, using Municipal facilities, shall be accounted for and paid into the Municipal treasury, except as otherwise provided by Ordinance.

Mayor Heintz and Mr. Horn reviewed a meeting they recently attended with Deputy-Mayor J. V. Stone, Chief of Police William Lickert, Washington Township Trustee Terry Blair, Township Administrator Michael Morton, Washington Township Sheriff Lieutenant Yahle, Centerville City School Board Member David Roer and Superintendent Frank DePalma to discuss ways to eliminate the use of illegal drugs and alcohol in the Centerville Schools. The School Board has asked City Council and the Township Trustees to attend the School Board Meeting on Monday, September 18, 1995 to show community support for drug and alcohol control in the Centerville Schools. The Meeting is scheduled to begin at 7:30 P.M. at the Hadley Watts Middle School, 7056 McEwen Road. Discussion followed relative to the Parking Pass Application designed for the Centerville High School and the searching of automobiles for alcohol and illegal drugs. Chief Lickert assured Council that the Police Department would only become involved in a search upon request. He suggested that a policy/procedure be established for such a program. Mrs. Beals expressed concern with the possibility of invading one's constitutional rights without probable cause.

Mr. Schwab reviewed a Major Use Special Approval Application submitted by William Riat for property owned by Don Casto at the southeast corner of State Route 48 and Loganwood Drive. Proposed is the construction of a 108 unit multi-family development on a 17.3 acre parcel of land zoned Residential Planned Development (R-PD). The plan includes all the vacant land in this particular area. Mr. Schwab identified adjacent zone classifications and land uses. The Site Plan includes a main entrance off South Main Street and a secondary entrance off Loganwood Drive. Mr. Schwab reviewed the front and back elevations of the proposed buildings; the front of the buildings being of brick and the back of other materials. As part of the application two variances were requested of the Planning Commission: 1) to permit a density of 6.24 units per acre instead of the permitted 6.0 dwelling units per acre, and 2) to permit a 6 foot high solid board privacy fence in the front yard instead of a permitted 4 foot high picket, split rail or wrought iron fence. Both variances were approved by the Planning Commission. The Planning Commission by a vote of 5-1 recommended approval of this Major Use Special Approval Application to City Council, subject to the following conditions:

1. A fee-in-lieu of parkland dedication shall be required in accordance with the provisions of the City Parkland Dedication Ordinance.
2. The applicant shall be required to dedicate at no cost to the City 60 feet of roadway right-of-way width from the deeded centerline of SR 48 across the entire frontage of the property.
3. The City Engineer must review and approve the detailed plans for the intersections of the new private streets to this development and SR 48 to Loganwood Drive.
4. All private streets shall be constructed to standards subject to approval by the City Engineer.
5. All street names shall be approved by the City Planning Department.
6. A concrete sidewalk 4 feet wide shall be constructed on the south side of Loganwood Drive. The City Engineer must approve the design of this required sidewalk. Additional right-of-way on the south side of Loganwood Drive be required to locate the sidewalk in the public right-of-way and keep existing trees to the extent practical subject to approval by the City Engineer.
7. The final grading plan shall be subject to approval by the City Engineering Department.
8. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. The location and preservation of significant trees on the site shall be made a part of the landscaping plan. This plan shall preserve existing trees to the extent practical adjacent to the single-family residential houses east of the site and add evergreen landscaping to meet the screening requirements of the City Zoning Ordinance. Low mounding and/or low landscaping about 2.5 feet high shall be required where a parking lot is adjacent to a public

roadway. A minimum of 5% of the interior area of the parking lot shall be landscaped with particular emphasis on the use of deciduous trees to shade the surface of the parking lot.

9. 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.
10. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater detention/retention basin(s) and an easement shall be required to the retention basin to allow emergency access by the City.
11. Detailed plans for each dumpster including location, design, materials and screening must be approved by the City Planning Department.
12. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Department.
13. Exterior lighting shall be approved by the City Planning Department.
14. No sign shown on the plans shall be approved as part of this application.
15. The developer may construct a maximum of 40 garage spaces within the development with the locations of all garage spaces to be specifically approved by the Planning Department, with no garage permitted to back up to SR 48.

Mr. William Riat, architect, and Mr. David Oakes, engineer, representing Don Casto, were present at this meeting to answer questions of City Council. Mr. Riat reviewed the layout and arrangement of the proposed buildings on the site and pointed out the fact that the density variance had been requested in order to construct nine 12 unit apartment buildings, all buildings being the same size.

Mr. Singer stressed the importance of the use of brick on the rear of the buildings as well as the fronts. Mr. Riat advised that much effort is being placed upon the use of brick on the back side of buildings which can be viewed from the street. He suggested that brick be used on the back and front of the two westernmost buildings and the building at the backside of the loop.

Upon question of Mayor Heintz, Mr. Riat advised that construction will begin this year, if possible.

Mr. Horn and Mr. Stamper outlined for Council meetings with Hazco Services, Inc., a firm possibly interested in locating in the City of Centerville, either new construction or lease of a vacated structure. Following discussion, Council concurred that Hazco be encouraged to locate in the City of Centerville with no tax abatement or other incentives being offered.

Mr. Horn distributed to Council a list of Change Orders relative to the construction of the Clubhouse at Yankee Trace for

further review.

Marilyn J. McLaughlin
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Clerk of Council

Approved:

Shirley F. Weerts
Mayor