

Centerville City Council
Work Session Meeting
October 9, 1995

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

PRESENT: Mayor Shirley Heintz
Councilmembers Brooks Compton
Sally Beals
C. Mark Kingseed
Brooks Compton
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Michael Haverland
City Planner Alan Schwab
City Engineer Norbert Hoffman
Council Candidates James Reppert
Sue Liensch
Robert Looper

Board of Tax Appeals applicant Gina S. Tollefson was interviewed by City Council. The majority of Council concurred with said appointment.

Council briefly discussed the resignation of Stanley Swartz as a member of the City Planning Commission. The majority of Council concurred that Thomas Hanna be appointed to this vacancy if he is interested in said appointment.

Mr. Schwab reviewed for Council a Record Plan for Yankee Trace, Section Five, property located north of Social Road, east of Yankee Street, and immediately north of Section Four. Included in this section are 7.7020 acres of land zoned R-1c, Single-Family Residential. Proposed is the division of said parcel into fifteen residential lots. This Section lies immediately south of an archeological site. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The City shall receive from the developer and approve a detailed plan for the skin improvements (mounding, white horse park fencing, entranceways, limestone walls, landscaping, etc.) along the east side of Yankee Street adjacent to this plat.
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 streets within this plat shall be required to be part of the Performance Bond and

Subdivider's Agreement because of the individual platted lots incorporated within the plat.

Upon question of Mr. Singer, Mr. Jim Obert, Director of Planning, Great Traditions, explained why proposed Greenside Court traverses through lots 117 to and terminates into a cul-de-sac at lot 123. Mounding will be provided on that portion of the lots which exists between Greenside Court and Yankee Street and will be maintained by the Homeowners Association. He advised that Great Traditions has contracted with a consultant to disc and search the archeological site to ascertain findings. This procedure will probably take approximately two weeks to complete. Mr. Horn pointed out the fact that approval of this Section Five at this time is not in accordance with the lot take down schedule agreed to in the Agreement between the City of Centerville and Great Traditions. He suggested that the Record Plan exclude lots 119 through 123 until the archeological issue can be resolved, due to the fact that a different street configuration could be desired as a result of the archeological study. Following discussion, Council and Mr. Obert agreed to postpone any action on the Record Plan for Yankee Trace, Section Five, until the November 20, 1995 Council Meeting. Perhaps the archeological study by the consultant will be completed prior to this date.

Mr. Schwab reviewed for Council an Appeal filed by Henry A. Harlamert against a decision rendered by the Planning Commission during their meeting on September 12, 1995 denying an application for a Variance from the requirements of the Centerville Zoning Ordinance. He reviewed the Variance Application submitted on behalf of the Irongate Apartments, 128-144 Maple Avenue, for a side yard building setback ranging from 0 feet to 2.5 feet rather than the required 5 foot setback. Proposed is the construction of three storage buildings for the convenience of residents in the apartments and a two car garage to house maintenance supplies. Mr. Schwab reviewed elevations of the buildings and a Site Plan which were approved by the Board of Architectural Review. The Site Plan was then revised so that all buildings could be the same size and look alike thus the necessity for the variance. The Planning Commission was sympathetic with the applicant but saw no basis to grant a Variance in this case. Mr. Singer expressed concern with a long stretch of buildings with a narrow setback between buildings in consideration of security.

Mr. Hoffman presented to Council slides of the Glenburn Ditch and other ditches throughout the City of Centerville. He identified erosion problems along the ditch behind residences on Glenburn Drive for a distance of 1200 feet. Mr. Hoffman suggested that the City clean this portion of the ditch thus stabilizing it so that it could be maintained in the future by involved residents. He paralleled the cleaning of this ditch with that of the Village South ditch and the Millbank ditch. Discussion followed relative to the cost of cleaning this ditch and impact upon the cleaning of other ditches in the City if an assessment process is not utilized in this case. Mr. Singer suggested that City Staff prepare a revised drainage policy for public participation in the cleaning of

drainage ditches on private property, with variables for Council's review.

Mr. Singer left the meeting at this time.

Mr. Horn reviewed for Council correspondence received from Robert Cramer, Managing Director, Public Finance, Banc One Capital Corporation, recommending that the City consolidate all its outstanding notes into one bond issue. Mr. Horn suggested that a portion of the debt (2.7) be retained as short term notes and the remainder be consolidated in long term financing, thus fixing the City's interest rates.

Mr. Horn reviewed a memo received from Municipal Attorney Robert Farquhar relative to the proposed Architectural Preservation District Parking Lot project. Mr. Farquhar has advised that the City can use its power of eminent domain to take land for a parking lot, however this procedure takes many months and would not provide for the construction of the parking lot for use in the Centerville-Washington Township Bicentennial year. Mayor Heintz will meet with involved businessmen during the week of October 16 to ascertain their intentions relative to the construction of this parking lot.

Mr. Horn distributed to Council a street lighting proposal prepared by the Dayton Power & Light Company for the City of Centerville. This proposal includes an additional cost of approximately \$1,000.00 for mast arm replacements and an increase of approximately \$400.00 per month for the change of 75 mercury street lights to high pressure sodium street lights.

Mr. Horn advised that the Centerville Historical Society and the Centerville Historical Commission will urge members to get involved in the restoration of the McCracken House at 59 East Franklin Street, property owned by the Centerville United Methodist Church, with no moneys involved from either organization.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor