

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 9, 1994

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library

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

Developer Dale Mesple', Engineer Val Lapsins, and Attorney Tom O'Diam, representing Westwood Partners, were present at this meeting to answer questions of Council relative to the Record Plan for LaChapelle. Mr. Schwab reviewed the Record Plan for LaChapelle, property located on the southwest corner of Alexandersville-Bellbrook Road and Pellbrook Farm Drive. The zoning of this 10.5647 acre parcel is R-1c, Single Family Residential. Proposed is a residential cluster development consisting of 19 lots. Thoroughfare improvements to Alexandersville-Bellbrook Road and parkland dedication are included on this Plan. Mr. Schwab located the subject property on a map and reviewed adjacent zone classifications and land uses. Mounding and landscaping will be provided along AB Road and a detention pond will be located at the corner of AB Road and Pelbrook Farm Drive. The Planning Commission, by a vote of 6-0, recommended approval of this Record Plan, subject to the following conditions:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb and storm sewers, Alexandersville-Bellbrook Road shall be improved by the developer to the extent that provides safe ingress and egress to Pelbrook Farm Drive, stormwater drainage and a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Alexandersville-Bellbrook Road.

2. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

4. In lieu of completion of the required improvements prior to 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.

5. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

6. Section 5.07, paragraph C, entitled "Driveways and Sidewalks" contained in the Declaration of Covenants, Conditions and Restrictions for LaChapelle in Centerville shall be modified to state that: "All driveway aprons and sidewalks in the right-of-way shall be constructed in accordance to the Street Construction Standards of the City of Centerville. These minimum standards may be increased by the ARB, with the approval of the City Engineer, so as to be uniform throughout the community."

7. Section 5.22, entitled "On Street Parking", contained in the Declaration of Covenants, Conditions and Restrictions for LaChapelle in Centerville shall be deleted. The City Attorney stated that a private property owner has no right to control parking of vehicles in a public right-of-way.

Discussion followed relative to the ownership and maintenance of the detention pond. Ownership and maintenance will be clearly identified on the deed for the two properties involved with the detention pond. Mr. Mesple' stated their concurrence with all conditions recommended for approval.

Mr. Schwab reviewed a request submitted by Attorney William Haveman on behalf of Randall Deschler relative to a Variance Application for a front yard and side yard variance for Deschler's property located at 340 East Whipp Road in Centerville. He located the property on a map and reviewed the variance requested. When Whipp Road was improved, additional right-of-way resulted along the south side of Whipp Road and in front of 340 Whipp Road. Mr. Haveman suggested an alternative to this variance, being the vacation or selling of a portion of this extra right-of-way to Mr. Deschler. Mr. Schwab outlined the problems which would be encountered if right-of-way was vacated or sold to Mr. Deschler. Upon recommendation of Mr. Schwab, Council concurred that Mr. Deschler proceed with his Variance Application before the Planning Commission.

Mayor Heintz and Mr. Schwab reviewed for Council, meetings held with business and property owners in the Architectural Preservation District. Many items relative to parking for business establishments along the north side of West Franklin Street were discussed. Resolutions are being addressed to improve the parking situation near the intersection of Franklin Street and Main Street.

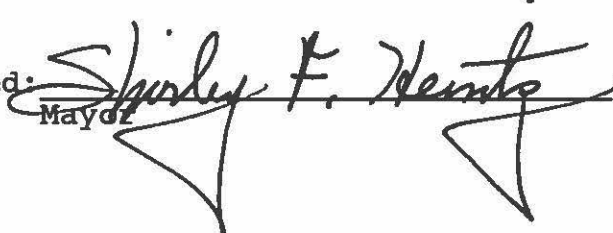
Mr. Horn outlined negotiations with Great Traditions, proposed Master Developer for the residential pods in and around the Yankee Trace Golf Course. Councilmembers encouraged Mr. Horn to get construction commitments from Great Traditions while negotiating access fees.

Mayor Heintz announced the projected ribbon cutting ceremony for June 30, 1994 for the completion of the Wilmington Pike widening project.

Mayor Heintz reviewed interviews held with highly qualified applicants for appointment to the Centerville City School District Personnel Appeals Board. Mayor Heintz, Deputy-Mayor J. V. Stone and Councilmember James Singer recommended the appointment of William T. Harris, Bradley W. Evers, and Norm Young.

Mrs. McLaughlin announced the expiration of the term of Gary Huff as a member of the Centerville Property Review Commission. Council concurred that Mr. Huff be reappointed to said Commission.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor