

Centerville City Council
Work Session Meeting
September 12, 1994

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

PRESENT: Mayor Shirley Heintz
Councilmembers Brooks Compton
Sally Beals
C. Mark Kingseed
Mark Beasley
James Singer
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
City Engineer Norbert Hoffman
Assistant City Engineer Mary Lou Pence

Mr. Horn advised Council of a Post Audit Conference scheduled for Tuesday, September 13, 1994 with the State Auditors to review the City's Audit for this period.

Mr. Horn reported that soil has been put in place and shaping is being completed for mounding at hole number 18 at the Yankee Trace Golf Course. He recommended that the opening of the back 9 holes be delayed until the 1995 golf season. Discussion followed relative to the pros and cons of opening the back 9 this fall in consideration of receipts and expenditures. A tour of the back 9 for City Council was scheduled for Saturday, September 17, 1994 to begin at 8:00 AM at the temporary clubhouse, in order that the opening date for the back 9 holes could be further assessed.

Mr. Phil Hunter, 50 Weidner Lane, was present at this meeting to outline for Council the deteriorating conditions and inadequate water drainage on Weidner Lane. Mr. Hoffman reviewed conditions of Weidner Lane and explained the fact that the City intended to improve this street if moneys would have been available in this year's street resurfacing program.

Mr. Schwab reviewed the Record Plan for Section One of Yankee Trace, a 20.5245 acre parcel to be divided into 22 single family residential lots, submitted by Great Traditions Land and Development Company, and recommended for approval unanimously by the Planning Commission. Mr. Schwab also reviewed Section Two, a 14.0366 acre parcel divided into 25 single family residential lots. The Planning Commission recommended approval of these Sections subject to the following conditions:

Section One

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.
2. The rear lot line of lots 12, 13, and 14 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.
3. The retention easement shown along the rear lot lines of lots 18 through 22 shall be extended to include lot 17 to match the grading plan submitted with this Record Plan subject to approval by the City Engineer.
4. The rear yard building setback line for lots 16 and 22 shall be 30 feet or outside the retention easement whichever is greater, subject to approval by the Planning Department.
5. The front yard building setback of lots 18 and 19 shall be changed to 35 feet or properly described subject to approval by the Planning Department.
6. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.
7. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.
8. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.
9. The street named Symmes Court shall be renamed subject to approval by the Planning Department.
10. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. All pedestrian paths shall be outside of the golf course boundary line. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.
11. Adequate protection shall be provided along Waters Edge Drive where it is adjacent to the lake to reduce the likelihood that a car would leave the traveled path and enter the lake subject to approval by the City Engineer.

12. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.

13. 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.

Section Two

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.

2. The south lot line of lots 23 and 24 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.

3. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.

4. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.

5. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.

6. The street named Charter Place shall be renamed to Waters Edge Drive.

7. The street name shall for the stub street adjacent to lot 46 and 47 be approved by the Planning Department.

8. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.

9. A pedestrian path shall be constructed along Charter Place and along the yet un-named street stubbing to the north and adjacent to the proposed community recreation facility, subject to approval by the Planning Department. Construction of this pedestrian path may be delayed until such time which the community recreation facility is constructed.

10. All lot lines shown on the Record Plan shall be the "thicker" line.

11. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.

12. 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.

Mrs. Beals expressed concern with the location of the ring road if the property to the north currently owned by the Yankee Development Group and located in Washington Township, is not purchased by Great Traditions and annexed to the City of Centerville. Mr. Schwab, while recognizing the risk involved, recommended that the Record Plans be approved as presented. Council concurred that the Record Plans be approved with the understanding that the mylars not be signed for recording until the closing takes place between Great Traditions and the Yankee Development Group.

The following residents were present at this meeting to express their displeasure with roadway and curb improvements on Gracewood Drive:

Jim Davis, 160 Gracewood Drive
Jan Massie, 175 Gracewood Drive
Bill Chappellear, 165 Gracewood Drive
Richard Ewing, 180 Gracewood Drive
Bill Jugovic, 170 Gracewood Drive

Mayor Heintz announced the receipt of a petition signed by residents on Gracewood Drive stating their objection to the roadway surface. Mr. Chappellear identified their concern with the potential finished surface, overlaid curbs and curb plates. Mr. Hoffman outlined the process used when asphalt streets are overlaid. Mr. Massie asked that work be disrupted for a period of one week so that the City Engineering Department can revisit this issue to ultimately provide a roadway surface comparative to other surrounding residential streets. The majority of Council concurred that Gracewood Drive be ground and paved so that no overlay occurs on curbs; it was understood that scratched curbs would not be replaced. Mayor Heintz pointed out safety hazards which existed during this year's street improvement program and not readily addressed by the contractor.

Mrs. Beals briefly outlined for Council, concern for Air Quality Control in the Dayton Metropolitan Area.


Mayor Heintz reviewed a recent communication with Washington Township Trustee, Roger Krass, at which time he questioned whether the City of Centerville would be interested in a Joint Economic Development District. Mayor Heintz will report back to Council with further information.

Mayor Heintz announced the information meeting scheduled for Thursday, September 15, 1994 relative to the Virginia Avenue connector between Bristol Drive and Spring Valley Road. The meeting will begin at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building.

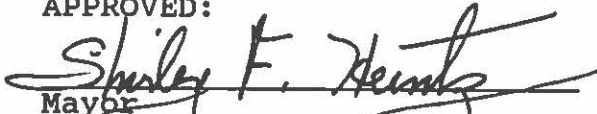
Upon recommendation of Mr. Horn, a committee was appointed to review possible changes to the Centerville Municipal Code, addressing complaints received from residents relative to various types of noise problems. Appointed to this committee were Deputy-Mayor J.V. Stone and Councilmember C. Mark Kingseed as well as Staff members Michael Haverland, Mary Lou Pence, Alan Schwab and Municipal Attorney Robert Farquhar.

Mr. Horn outlined complaints received from bicyclists relative to regulations contained in the Centerville Municipal Code. He suggested that a committee be organized to review possible changes to these regulations. Recommended changes have been prepared by the Police Department and submitted to Mr. Farquhar for review. City Council concurred that Councilmembers Mark Beasley, Sally Beals and Brooks Compton be appointed to this committee along with City Staff members Steve Feverston, Norbert Hoffman and Judith Gilleland. The committee will also include bicyclists Jerry Hoffengardner and William Talbot. Council indicated their desire to proceed with changes to this section of the Code as quickly as possible.

Discussion followed relative to Court decisions concerning recent annexation petitions. The majority of Council concurred that the City enlist someone to pursue additional annexations of land from Washington Township to the City of Centerville.


Marilyn J. McLaughlin
Clerk of Council

APPROVED:


Shirley F. Heintz
Mayor