

Centerville City Council
Work Session Meeting
October 10, 1994

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

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

Doug Fritz, Board Member, Theater Under the Stars, and Darin Haas, Amphitheater Coordinator, were present at this meeting to review for Council attendance at the Leonard E. Stubbs Memorial Park during the summer concert series. Approximately 5,000 people attended the Theater Under the Stars, while nearly 7,748 attended the other concert series. Both Mr. Fritz and Mr. Haas pointed out the fact that weather conditions had a negative effect on this summer's activities. Theater Under the Stars plans two (2) productions in the Amphitheater in 1995. Mr. Fritz pointed out the need for better lighting in the Amphitheater, at the concession stand, and in the parking lot. They will also need two (2) stage areas in 1995.

Cynthi Fraley, Executive Director of Seniors, Inc., was present to discuss with Council how relations could be improved between the City of Centerville and Seniors Inc. Members of Council outlined past experiences with Seniors, especially the relocation to Hithergreen and cost increases on an annual basis. An exchange of ideas and plans resulted between Ms. Fraley and City Council which could provide better services to residents of all ages in our community through Seniors Inc.

Gary Robbins, Realtor, David Roer, Centerville City School Board member, and Gary Smiga, representing the Administration, outlined for Council eliminations made in the Centerville Schools when the last levy failed. They stressed the importance for the passage of the levy now on the ballot. They asked for Council's endorsement as a whole. Mr. Stone explained Council's current policy not to endorse levies as a whole, but that members of Council may do so individually.

Esther VanZant, 63 Coachman Drive, Vickie Glaseher, 62 Coachman Drive, Washington-Centerville Public Library Board of Trustees members Gloria Clause and Bill Walcott, and Cynthia Klinck, Executive Director of the Library, were present to outline for Council their endorsement for the continuation of Virginia Avenue from Bristol Drive to Spring Valley Road. They pointed out the fact that this was one of the deciding factors for the location of the new library facility on Spring Valley at Virginia. It satisfied their desire to continue to serve the users in the Virginia Avenue/Concept West area, as well as expanding services to the southern half of the library district. Ms. Klinck advised that many regular and frequent users of the library support this extension. Members of Council brought attention to a Petition submitted to the City containing 101 signatures of Concept West residents stating their objection to the extension of Virginia Avenue. Much more support is needed than has been received in order for the extension of Virginia Avenue to move forward at this time.

Tom Peebles and Jim Hickey representing Tamarron Corporation, and Janet Bednarek, resident of James Bradford Drive, were present at this meeting to discuss the Major Use Special Approval Application submitted by the Tamarron Corporation to construct a condominium development south of Alexandersville-Bellbrook Road and east of Pelbrook Farm Drive. Mr. Schwab reviewed this proposal to construct 114 attached units and 36 detached units on 24.95 acres of land, zoned R-PD, Residential Planned Development. He located the property on a map and identified adjacent land uses and zoning. Mr. Schwab pointed out the fact that the original plan has been altered reducing the number of units to 144. Monies will be received by the City of Centerville in lieu of improvements to Alexandersville-Bellbrook Road and parkland dedication. Mr. Schwab reviewed Planning Commission's recommendations to City Council that this Major Use Special Approval be granted, subject to the following conditions:

1. The property owner shall dedicate to the City, at no cost to the City, 60 feet of roadway right-of-way from the centerline of Alex-Bell Road across the full width of property proposed to be developed in this application.
2. In lieu of adding an additional lane of pavement, curb, gutter, sidewalk and roadway stormwater drainage improvements to the south side of Alex-Bell Road, the applicant shall pay an amount of money to the City approved by the City Engineer that represents an estimate of the cost of the previously itemized improvements to Alex-Bell Road. This money shall be used by the City for the future improvement of Alex-Bell Road which is currently being designed by an engineering consultant hired by the City.

3. Pelbrook Farm Drive shall be improved by removing the presently constructed street approach across from LaChappel and rebuilding a raised curb and sidewalk across the removed street approach. The City Engineer shall approve the design of this improvement.
4. The access drive from the proposed Springbrook Condominiums Community Building parking lot to Pelbrook Farm Drive shall be eliminated with the revised plan to be approved by the City Planning Department.
5. All private streets shall be constructed to City Standards excepting the width of the street as shown on the applicant's plans, subject to approval by the City Engineer.
6. 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. Particular attention shall be given to the design of the stormwater drainage by the applicant to minimize the impact of this development on the adjacent single family residential properties abutting this property.
7. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater detention/retention basins.
8. An easement shall be required to the retention basins to allow emergency access by the City.
9. The grading plan and stormwater drainage plan shall comply with the City Flood Prevention Ordinances as approved by the City Engineer.
10. A fee in lieu of the dedication of parkland shall be paid by the applicant in accordance with the City Parkland Ordinances.
11. Approval of this plan is contingent on a review by the City finding no conflict between any portion of this land proposed to be developed and any land potentially designated as a landmark under the City Landmark Preservation Ordinance of the Henry Opdyke-Eleazer Williamson House and Farm located on this land at 7155 Wilmington Pike.
12. Exterior lighting shall be approved by the City Planning Department.
13. All street names shall be approved by the City Planning Department.

14. The screening plan shown between this multi-family residential zoned property and the adjacent single family zoned residential properties to the west and south of the subject property does not meet the City screening requirements. A revised plan that complies with the City screening requirements must be submitted to and approved by the City Planning Commission.
15. No signage submitted with this application is considered to be approved as part of this application.
16. The design of any roadway bridge shown on the plans be subject to the approval of the City Engineer even if located on a private street.
17. The parking areas and driveways between the street and parking in front of the garages shown on the plans be a minimum of 18 feet wide and 20 feet long. Any 90 degree single loaded parking space and access drive must be at least 42 feet wide and any doubled spaces must be at least 60 feet wide. The location of building numbers 1&2, 2&3, 7&8, 17&18, 20&21, 27&28 and 71&72 must be adjusted to allow separate access to each parking apron in front of the garage. Plans incorporating all the above changes must be approved by the City Planning Department.
18. No fence heights in the front yard in excess of four(4) feet shall be approved as part of this plan with the exception of that fencing around the pool area proposed in the front yard of this project which shall meet those fencing requirements outlined in the Zoning Ordinance.
19. Only single-family detached units shall be built along areas where they abut single-family zoning and the buffering and screening will extend along all areas where the site abuts single-family zoned land.

Mr. Peebles agreed with all conditions as recommended by the Planning Commission and explained how the number of units had been changed from 150 to 144 as a result of the Planning Commission meeting.

Ms. Bednarek, representing the residents in the adjoining neighborhood, stating their concurrence with the plan and explained their opposition to any continuance of John Elwood Drive into this development.

Mr. Beasley, Chairman of the Bicycle Ordinance Review Committee, reviewed their recent meeting relative to proposed amendments to the Centerville Municipal Code. The Committee agreed with changes as recommended by the Centerville Police Department. An Ordinance providing for these changes will be prepared for the next Council Meeting.

Mrs. McLaughlin announced term expirations for the following Commission members:

Centerville Arts Commission	Carolyn Meininger
Centerville Historical Commission	Winifred Risner
	Janet Thobaben

Council concurred that said reappointments be made during the next Council Meeting.


Upon suggestion of Mr. Horn, Council concurred to tour and play the back nine of the Yankee Trace Golf Course on Saturday, October 15, 1994 at 8:00 A.M.

Mr. Horn advised that the Senior Study has been received by the City of Centerville in draft form.

In consideration of present conditions and possible delays with the construction of the clubhouse, and upon recommendation of Mr. Horn, Council concurred not to hold a NIKE Tournament at the Yankee Trace Golf Course in 1995.


Marilyn J. McLaughlin
Clerk of Council

APPROVED:


Mayor