

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
SEPTEMBER 9, 1991

TIME: 7:45 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers J. V. Stone  
James Singer  
C. Mark Kingseed  
Mark Beasley  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Assistant City Manager Michael Haverland  
Assistant to the City Manager Judith Gilleland  
City Planner Steve Feverston

Mr. Kenning advised that the Record Plan for Nestle Creek, Section Five will be considered by the Planning Commission during their Meeting on September 10, 1991; however, upon request of the developer, this has been put on this Meeting's Agenda so that final consideration can be made by Council during regular session on Monday, September 16, 1991. Mr. Feverston reviewed the Record Plan for Nestle Creek, Section Five, a 4.9149 acre parcel of land located north of Alexandersville-Bellbrook Road and east of Bigger Road. The zoning of this property is R-1c, single family residential. This Section of Nestle Creek includes the development of 12 lots and roadway improvements. Mr. Greg Taylor, representing the developer John G. Black Enterprises, Inc., explained the fact that approval of this Section is requested as quickly as possible due to the excellent sale of homes in other sections of Nestle Creek. Upon question of Mr. Beasley, Mr. Kenning will obtain information relative to bonding to secure the completion of Clyo Road when appropriate, and report findings to Council on September 16th. Mr. Feverston outlined the following recommendations the Planning Department will make to the Planning Commission concerning approval of this Record Plan:

1. Street names shall be subject to approval by the Planning Department and labeled on the Record Plan.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction 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.

Mr. Kenning explained the fact that Woolpert Consultants, representing the property owner Joseph Rippe, has also requested approval as quickly as possible of a Record Plan for Center Point, a proposed development west of Wilmington Pike, north of the Cheltenham Subdivision and south of the St. Francis Catholic Church. This Record Plan will be before the Planning Commission on September 10, 1991. Mr. Feverston located the property on a map and reviewed the history of the zoning of the subject property as well as adjacent properties. The zoning of the property is B-1, neighborhood business and O-S, office service. This 2.88 acre tract is divided into two lots, sidewalk is included on both sides of Center Point Drive. Mr. Feverston reviewed the following recommendations for approval which the Planning Department will make to the Planning Commission on September 10th:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Wilmington Pike shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes 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 Wilmington Pike.

2. Sidewalks shall be constructed on both sides of Center Point Drive.

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 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.

Mr. Robert Archdeacon, Woolpert Consultants, representing Mr. Rippe, explained the fact that approval is being sought at this time to make the property more marketable. Right of way dedication for the widening of Wilmington Pike and updating of the traffic signal at this location is included in their Plan.

Mr. Victor Green was present at this Meeting to update City Council on progress being made relative to the proposed annexation of an area in Washington Township to the City of Centerville. Council requested a further update on September 23, 1991. Adjustments to the map may be necessary at that time.

Mr. Kenning outlined the effectiveness of the City's Property Maintenance Ordinance since its passage. Mr. Haverland explained the philosophy being used to enforce provisions set forth in the Ordinance. A list of complaints was reviewed by Council, this list will be revised to include dates closed. This type of report will be submitted to Council periodically. It was also suggested that a thank you letter be sent to complainants.

*Marilyn J. McLaughlin*  
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Clerk of Council

Approved: *Shirley F. Hunt*  
Mayor