

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 30, 1991

TIME: 7:30 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
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Michael Haverland
Assistant to the City Manager Judith Gilleland
City Planner Alan Schwab
City Engineer Norbert Hoffman

Mr. Kenning advised that December 6, 1991 is the date set by the State of Ohio for Bid Opening on the Whipp Road Widening Project.

Mr. Kenning announced that the City of Centerville has been selected as the recipient of the 1991 Recycling Achievement Award in the local government category.

Mr. Kenning brought attention to the "Proper disposal of used and worn out US and Ohio State flags" project sponsored by the Veterans of Foreign Wars. Information concerning this project will be published in a future Town Crier.

Mr. Schwab reviewed for Council a Revised Record Plan for Part Estates, a single-family cluster development to be located north of Centerville Station Road and west of Black Oak East Park. This revised Plan consists of 8 residential lots vs 11 lots on the original Record Plan. The Planning Commission, by unanimous vote, recommended approval of this Revised Record Plan to City Council, subject to the following conditions:

1. Lot 9 must be designated on the Record Plan as a park lot. The developer shall execute and deliver to the Centerville/Washington Park District a general warranty deed conveying lot 9 to the Park District prior to the signing by the City of the Record Plan. The deed shall meet all the requirements of the City Parkland Dedication Ordinance.

2. A 10 foot wide walkway easement shall be provided on the Record Plan to provide access from Jaime Rose Way to the Park. This easement shall be improved with a 2 foot wide concrete walk of a design approved by the City Engineer. The location of the walkway is to be determined by the City and the Park District.

3. A covenant approved by the City Attorney shall be added to the Record Plan which prohibits any lot from having direct vehicular access to Centerville Station Road.

4. A covenant approved by the City Attorney shall be added to the Record Plan which permits emergency maintenance access by the City to the stormwater detention area at the northeast corner of lots 4 and 5.

5. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater improvements, across the entire frontage along Centerville Station Road, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Centerville Station Road.

6. A stormwater drainage plan shall be approved by the City Engineer 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.

7. The developer shall enter into a Subdivider's Agreement with the City including a Performance Bond in an amount approved by the City Engineer to assure construction of the public improvements.

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

Brad Judge, John W. Judge Engineering Company and representing the developer, was present at this Meeting to answer any questions of City Council.

Residents Robert Looper and Bernard Samples entered the Meeting at this time.

Mr. Gene Bates, Architect for the Centerville Golf Course, updated Council on the status of the final layout for the golf course; wetland delineation areas have been more particularly defined and incorporated into the course design.

Mr. David Jensen and Mr. James Dullea, David Jensen Associates, Inc. Planning Consultants, outlined plans for the residential development areas in and around the golf course. The plan includes three flex parcels in order to satisfy market demands in the future. Discussion followed relative to density, net income and the academy area vs residential development. Council concurred to move forward with the plan for the three practice holes. Tentative timetable is Bid documents ready in December, 1991; construction to begin spring of 1992.

Mr. Schwab reviewed for Council an amendment to the sign section of the Zoning Ordinance proposed by the Planning Commission. This amendment would permit the erection of a permanent ground sign at the entrance into a single-family or two-family residential development, said signage to be permitted along each major street entrance into a development consisting of at least 50 dwelling units. The proposed amendment also permits the erection of one sign along the frontage of a public street where an entrance drive or street into a multi-family development

is situated. Mr. Schwab explained the fact that developers have had to apply for Variances in order to permanently identify their subdivisions. Discussion followed relative to the limitation of 50 dwelling units in single-family and two-family residential developments. The majority of Council concurred that the 50 be reduced to 40.

Mr. Singer, reporting as Chairman of the Stormwater Drainage Task Force Committee, advised that the final report prepared by Camp, Dresser & McKee Consultants has been distributed to Task Force members for comments. Recommendations from the Task Force will be reviewed by Council during Work Session on Monday, October 7, 1991. Council concurred that a meeting be scheduled between City representatives and Centerville/Washington Park District representatives as quickly as possible to discuss recommendations relative to park areas.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____

Mayor

