

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 9, 1990

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers J. V. Stone
C. Mark Kingseed
Mark Beasley
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Administrative Assistant Michael Haverland
Municipal Attorney Robert Farquhar

Mr. Farquhar reviewed for Council correspondence received from Mr. Joseph L. Trauth, Jr., Attorney for Towne Properties, requesting a meeting with City Council to discuss the granting of a variance to allow Towne Properties to rebuild at the same density in the event of destruction. Towne Properties' position is that provisions in the new Centerville Zoning Code have diminished the value of the project and have rendered the project incapable of being financed. Council concurred that Mr. Farquhar respond to this request stating Council's support of the opinion of the Planning Commission that it is inappropriate to grant either a variance or an ordinance change to allow Towne Properties to rebuild at the same density in the event of destruction. However, if it remains their desire, a meeting between the two parties will be scheduled.

Mr. Compton moved that Council convene into Executive Session for the purpose of discussing the purchase of property for public purposes. Mrs. Beals seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Paul Caudill, Marathon Real Estate Representative; Mr. Mike Mittleman, President; Mr. H. A. Forshaw, Engineer; and Mr. George Smith, Realtor representing the property owner; were present to discuss with Council the Major Use Special Approval Application submitted by Marathon Petroleum Company for the property located at the southwest corner of Whipp Road and Wilmington Pike. Mr. Schwab reviewed this Application to construct a shopping center and to approve specific plans for a service station on one of the corner outlots. Involved in the proposal is a 22.593 acre tract of land zoned Business Planned Development. Roadway improvements would be required along Wilmington Pike. Two curb cuts are proposed along Wilmington Pike, the northernmost which is designed for ingress only, and one curb cut is proposed along Whipp Road to access the service station. Mr. Schwab reviewed City Staff's recommendation for

approval of this Major Use subject to the following conditions:

1. 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.

2. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed temporary and permanent stormwater retention basins.

3. The required 100 foot buffer strip along the west and south property lines abutting Fox Run Condominiums shall be maintained in its natural state. Additional landscape screening shall be planted along the service driveway and this screening shall be subject to approval by the Planning Department.

4. The developer shall add an additional lane of pavement, curb, gutter, stormwater drainage and sidewalk along Wilmington Pike in accordance with plans approved by the City Engineering Department.

In lieu of the above improvement, the City Engineering Department may require a temporary improvement that consists of a left turn lane along Wilmington Pike at each entrance to the shopping center and the south entrance to the service station with the monetary difference between the temporary improvement and the above "permanent" improvement to be placed in escrow with the City to be used for the future widening of Wilmington Pike in front of the development. The temporary improvement plans must be approved by the City Engineering Department.

5. Appropriate cross easements for vehicular access and parking between the shopping center and service station approved by the City Attorney shall be required before a lot split is granted.

6. All driveways to the service station site shall be restricted to right turn movements only.

7. The position of the service station driveway onto Whipp Road shall be subject to approval by the City Engineer. The end of the median on Whipp Road may require alteration, at the expense of the developer, to accommodate this driveway.

8. The north service station driveway onto Wilmington Pike shall be perpendicular to Wilmington Pike.

9. The Planning Commission must approve detailed building elevation drawings for the shopping center and service station showing the materials and colors for all proposed buildings and canopy.

10. Dumpster location(s) and required screening shall be approved by the City Planning Department.

11. All exterior lighting shall be approved by the City Planning Department.

12. None of the signs shown shall be approved as part of this application.

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

Mr. Schwab advised that the Planning Commission, after listening to many concerns offered by neighboring property

owners, recommended denial of this Major Use Special Approval to City Council by a vote of 4 to 3.

Discussion followed relative to the curb cuts proposed along Whipp Road and Wilmington Pike and the reduction of the two cuts along Wilmington Pike to a single cut. Mr. Mittleman stressed the need for both curb cuts along Wilmington Pike in order to provide a smooth pass of traffic through the service station.

Mr. Schwab reviewed for Council the Record Plan for Whipp Road Plat, a replat of land which was a part of the Whipp Road relocation project at Wilmington Pike. This replat is necessary due to an error made by the surveyor which resulted in the roadway being partially constructed too far to the south. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council.

Mr. Compton reviewed for Council his proposal for a Drug Policy Statement for the City of Centerville. Discussion followed relative to those actions which should take place in support of the statement. The Statement will be redrafted with suggested changes for Council's consideration during the April 16, 1990 Council Meeting. Mr. Compton will prepare a letter stating Council's position for publication in the local newspaper; prior to submittal, this letter will be reviewed by City Council.

Mr. Kenning reviewed an Ordinance to adopt building regulations for the City of Centerville, answering questions of Mayor Heintz.

Mr. Kenning advised that an eight foot wide asphalt sidewalk/bikeway will be put in place along the north side of Spring Valley Road from the point where the concrete walk terminates to the Leonard E. Stubbs Memorial Park. This improvement will be made in conjunction with the Spring Valley Road/State Route 48 Improvement Project.

Discussion followed relative to appointments to the soon to be established Centerville Arts Commission. Interested persons having expertise in various fine arts will be considered for appointment as well as others who have submitted Applications.

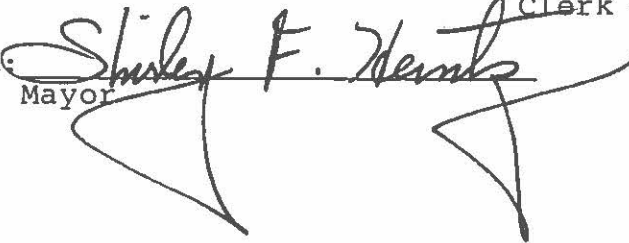
Mr. Kenning outlined for Council the 1990 Budget projections for the Americana Festival. Council concurred that the City contribute \$7,500.00 with the request that fireworks be of the same quality and last no longer than in 1989.

Council concurred with the recommendation of the Centerville Historical Commission that Mr. James P. Teske be appointed as a Member of said Commission. Mr. Teske's appointment will be an agenda item for the April 16, 1990 Council Meeting.

Mrs. McLaughlin advised that the term of Mr. Charles Brown will soon expire as a Member of the Personnel Appeals Board.

Council concurred that Mr. Brown be reappointed to the PAB.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor