

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 2, 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
James Singer
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Administrative Assistant Michael Haverland
Administrative Assistant Judith Gilleland

Mr. Kenning reviewed a proposed Ordinance to begin the annexation procedure for approximately 470 acres of City owned property located south, southwest of Centerville's Corporation Line. This Ordinance has been placed on the Council Meeting Agenda scheduled for this date, to be set for Public Hearing on July 16, 1990. Mr. Kenning reviewed the process and detailed the area involved on a map.

Mr. Kenning reviewed a proposed Resolution to appropriate real estate owned by B. P. Oil Company necessary for right-of-way along Wilmington Pike and proposed Clyo Road. This is a friendly taking due to the fact that the owner does not practice the giving of property. This is also an agenda item for the Council Meeting this date.

Mr. Kenning advised that the sidewalk from State Route 48 to the Leonard E. Stubbs Memorial Park is being put in place.

Mr. Haverland outlined the ceremony to be held at the War Memorial in Stubbs Park on the 4th of July. The ceremony will begin at 3:30 P.M.

Mr. David Mitchell, 6287 Millbank Drive, was present at this Meeting to discuss with Council the design and workmanship which was done in the creek bed to the rear of his lot. He expressed his dissatisfaction with the aesthetics in design and construction. This matter will be further reviewed by Mr. Haverland and Mr. Mitchell.

Mr. Compton left the Meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed for Council a Major Use Special Approval

Application submitted by Mr. Gary Woodley for property owned by Moody-Woodley Development located east of Bigger Road, south of I-675 and north of Thomas Paine Parkway. The zoning of the property is I-PD, Industrial Planned Development and B-PD, Business Planned Development. Mr. Robert Archdeacon and Mr. James Drobrowski, Woolpert Consultants and Gary Woodley were present to explain their Application. Their original Application requested reduction of the 100 foot buffer to 40 feet in the area of the project which abuts Thomas Paine Condominiums. This 40 foot buffer would be much more intense; mounding and landscaping would be provided. Residents present at the Public Hearing before Planning Commission objected to the reduced buffer, to the proposed intersection of South Metro Parkway and Thomas Paine Parkway, and detention ponds being located in the buffer strip. Mr. Schwab reviewed Planning Commission's 6 to 1 vote to recommend to Council approval of this Major Use Special Approval Application subject to the following conditions:

1. The radius of the westernmost curve on South Metro Parkway shall be increased to a radius acceptable to the City Engineer.

2. No variance shall be granted reducing the minimum building setbacks along Bigger Road, I-675 or Thomas Paine Parkway.

3. No variance shall be granted reducing the buffer strip abutting the Thomas Paine Development from the required 100 foot width to 40 feet.

4. Detailed landscape plans for screening the buffer strip shall be subject to approval by the Planning Department.

5. A revised 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.

a. The stormwater drainage system, particularly as it ties into the Thomas Paine system, needs to be reviewed in greater detail.

b. A larger basin(s) providing stormwater retention and /or detention for the entire development shall be required.

c. The use of small permanent or temporary detention basins on each lot is not acceptable to the City Engineer.

6. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention/detention basin(s).

7. All interior lot lines shall be deleted from the plan.

8. Sidewalks, 5 feet in width, shall be constructed along both sides of South Metro Parkway.

9. A temporary turnaround shall be constructed at the terminus of South Metro Parkway. The design shall be subject to approval by the Engineering Department. The turnaround shall be removed when South Metro Parkway is extended.

10. No driveway access shall be permitted to Bigger Road. The existing driveway and curb-cut shall be removed and the curbing on Bigger Road restored by the applicant.

11. The plans for water lines and fire hydrants shall be

subject to the approval of the Washington Township Fire Department.

Mr. Schwab advised that a revised plan has been submitted which incorporates Planning Commission conditions of approval.

Discussion followed relative to adequate retention ponds and their effect upon the Thomas Paine Condominiums during extra heavy rain falls.

Mr. Compton returned to the Meeting at this time.

Mr. Haverland outlined for Council what has been done in the Millbank ditch and what will be done in the future. City Staff will continue to negotiate a solution to the existing problem.

Upon suggestion of Mrs. Beals, Council concurred that the City purchase a Canadian Flag which can be used during Sister City functions.

Discussion followed relative to the location of a skateboard area. Mr. Beasley suggested that this be provided in Stubbs Park and be utilized during unused times for additional parking. Mayor Heintz expressed concern with the City's liability with a skateboard area being provided in Stubbs Park. The City Staff will further review this matter. Mayor Heintz suggested that skateboard areas be designated in Centerville-Washington Park District parks, utilizing parking areas during limited hours of the day.

Mr. Compton reviewed the background of Seniors, Inc.; where they are right now and where they want to go in the future. They desperately want to move but have no place to move. They want their identity aside from St. Leonards. Seniors, Inc. wants a commitment from the City of Centerville to continue funding as in the past. Council concurred that the City's position be to continue to lend financial support at the current level as long as Seniors, Inc. remains in the City.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor