

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
OCTOBER 1, 1990

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

PRESENT: Deputy-Mayor Brooks Compton
Councilmembers J. V. Stone
C. Mark Kingseed
James Singer
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Michael Haverland
Administrative Assistant Judith Gilleland
City Planner Alan Schwab

Mr. Schwab reviewed a Record Plan for the B. P. Oil Company, property located at the southwest corner of Wilmington Pike and proposed Clyo Road. This 2.826 acre parcel is zoned B-2, General Business. Proposed is the development of the parcel into two lots. Thoroughfare improvements will be required to Clyo Road. Necessary right-of-way has been condemned by the City rather than it being dedicated to the City by B. P. Oil. This Record Plan has been revised to reflect this action. Mr. Schwab outlined how this portion of Clyo Road fits into the overall extension of Clyo Road from Wilmington Pike to Bigger Road. The Planning Commission, by a 6-0-1 vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. In lieu of the applicant constructing the portion of proposed Clyo Road on the applicant's property, the applicant must petition the City to be assessed for the cost of construction of Clyo Road.
2. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
3. The appropriate revised Record Plan shall be submitted to the City including the following: The proposed right-of-way shown is subject to condemnation action by the City of Centerville, Case Number 90-3635 (This condition has been satisfied).

Mr. Kenning advised that the Public Hearing before the Board of County Commissioners, Montgomery County, relative to the annexation petition submitted by Timothy Tye, for 2.127 acres of land in Washington Township to be annexed to the City of Centerville, will be held October 2, 1990 at 1:30 P.M.

Following the Special Council Meeting held at 8:00 P.M., this Work Session reconvened to discuss the following agenda items.

Mr. Schwab reviewed the Record Plan for the C. L. H. Plat to be located at the southeast corner of Thomas Paine Parkway and

Bigger Road. This is a 1.970 acre parcel to be developed into two lots. The zoning of the property is I-1. The Plan includes no thoroughfare improvements to Thomas Paine Parkway or Bigger Road. The City Staff recommended to the Planning Commission that the Record Plan be approved subject to the following conditions:

1. A sidewalk shall be constructed in the right-of-way across the entire frontage of Thomas Paine Parkway subject to the approval of the City Engineer.

2. In lieu of completion of the required sidewalk prior to 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.

Planning Commission members felt that the sidewalk should not be required until the lots are developed, thus avoiding any destruction by construction traffic. Mr. Schwab advised that Thomas Paine residents have been pursuing the construction of sidewalk along Thomas Paine Parkway. City Engineer Norbert Hoffman has indicated that sidewalk construction in this area will take place in the near future.

Mr. Val Lapsins, VL Associates representing the Applicant, advised that it is not known at this time when the lots will be developed.

Mr. Schwab reviewed for Council a Major Use Special Approval Application submitted by Civil Engineers of Southwest Ohio, property owned by M. K. Miller/International Base Resources, Inc., located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. This 13.341 acre parcel is zoned B-PD, Business Planned Development. Roadway improvements will be required to Alexandersville-Bellbrook Road. The development proposed includes the old historic home. The development is accessed by one cul-de-sac off Loop Road. Sidewalks will be installed along Loop Road, the cul-de-sac and a temporary sidewalk along Alexandersville-Bellbrook Road. The Planning Commission by a 4-1-1 vote, recommended approval of this Major Use Special Approval Application to City Council subject to the following conditions:

1. A ten foot wide green strip shall be required along the north side of the proposed public street adjacent to the veterinary clinic.

2. The location of the access driveway from the proposed public street to the veterinary clinic shall be subject to approval by the City Engineer.

3. 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.

4. 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.

5. The required 100 foot buffer strip along the eastern property lines abutting the Chardon Valley Condominiums shall be maintained in its natural state except that a portion of the

stormwater retention/detention basin may be permitted in the southeast corner of the buffer strip. In no case shall any of the existing trees be removed to accommodate the basin and no grading shall occur in the buffer strip that will result in the destruction of the existing trees. Additional evergreen landscape screening shall be planted in the buffer strip. Detailed landscape and grading plans for this buffer strip shall be subject to approval by the Planning Department.

6. The developer shall dedicate 60 feet of right-of-way along Alexandersville-Bellbrook Road to the City.

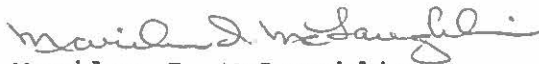
7. The developer shall add an additional lane of pavement, curb, gutter, stormwater drainage, and sidewalk along Alexandersville-Bellbrook Road in accordance with plans approved by the City Engineering Department. In lieu of the above mentioned improvement, the City Engineering Department may accept monies, of an amount equal to the aforementioned improvement, to be placed in escrow with the City to be used for the future widening of Alexandersville-Bellbrook Road in front of the development.

8. A temporary sidewalk shall be constructed along the entire frontage of Alexandersville-Bellbrook Road subject to approval by the City Engineer.

9. A permanent sidewalk, five feet in width, shall be constructed along the entire frontage of Loop Road and on both sides of the new public street. The sidewalk shall be installed at the right-of-way line and not adjacent to the curb.

Mr. David Oakes, Engineer, and Mr. Jim Spangler, Realtor for the project, identified difficulty resolving an access problem with the veterinarian to the north. They are hopeful that a resolution to the problem will be determined prior to the Public Hearing on this Application.

Discussion followed relative to a Meeting Mr. Haverland had with Washington Township Administrator Michael Morton. Mr. Morton indicated that the Trustees are not interested in a joint purchase of the Austin Road Tennis Barn at this time unless it can be set aside from a Joint Recreation District. Council further discussed City/Township relations and the future of the total Community. It was determined that the City and Township Staffs put figures together to purchase the Tennis Barn as a joint venture, if the Township is not interested, then a contractual agreement be pursued for this purpose. A joint Meeting will be arranged between the City and Township to determine the future for our Community, the agenda for this for this Meeting to be prepared by the Staff.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor