

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
NOVEMBER 26, 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  
Administrative Assistant Judith Gilleland  
Administrative Assistant Michael Haverland  
City Planner Alan Schwab

Council interviewed Board of Architectural Review Applicant Mr. Patrick A. Hansford. Council concurred that said appointment be made. This will be an agenda item for the December 17, 1990 Council Meeting.

Mr. Schwab reviewed for Council the Record Plan for Nestle Creek, Section One; the development of 4.2187 acres, zoned R-1c into eight lots. The property is located along the east side of Bigger Road, north of Alexandersville-Bellbrook Road. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. Plat covenant Number 22 shall be changed from 1300 to 1400 square feet as the minimum floor area of a single-family dwelling.

2. Plat covenant Number 34 shall be changed to show the minimum rear yard as 25 feet, and the minimum side yard as 5 feet. However, no buildings may be constructed closer than 20 feet from each other regardless of the minimum side or rear yard dimensions.

3. The Record Plan and Construction Drawings shall be changed, subject to the approval of the City Engineer, to show a 4 foot wide sidewalk in the public right-of-way on the north side of Baldwin Drive from the sidewalk on the east side of Bigger Road to the eastern stub of Baldwin Drive.

4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

5. 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.

6. Prior to the signing of the Record Plan by the City, the developer shall dedicate parkland in accordance with the residential cluster plan for Nestle Creek approved by the City and the provisions of City Ordinance Number 15-86, The City Parkland Dedication Ordinance.

Discussion followed relative to covenants being established to provide for the establishment and conditions of a Homeowners Association. This Association to be responsible for the maintenance of green space throughout the development.

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

Mr. Schwab reviewed a Major Use Special Approval Application submitted by St. Leonard Center, Inc. to construct an additional 33 residential cottage units on their site located south of Centerville Station Road and east of Clyo Road. The property in question is zoned R-PD, Residential Planned Development. This new construction is proposed primarily north and east of the Health and Rehabilitation Center. The Planning Commission, by a vote of 6-1, recommended approval of this application to City Council subject to the following conditions:

1. All proposed street names shall be subject to approval by the Planning Department.

2. All private streets within the development shall be constructed to City Specifications except roadway width.

3. A revised sidewalk plan shall be approved by the City Planner that includes sidewalk to be constructed to Seminary View Drive and to Centerville Station Road.

4. 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.

5. Building elevations shall be subject to approval by the Planning Department.

Mr. Schwab pointed out the fact that City Staff recommended to the Planning Commission that: 1. a sidewalk, five feet in width, be constructed along the entire frontage of Centerville Station Road, and 2. a storm sewer be constructed along Centerville Station Road subject to approval by the City Engineer. However, these two recommendations were not required by the Planning Commission. Dr. Forschner requested that these requirements be postponed until the project expands to the point when they become necessary.

Discussion followed relative to the cost of sidewalk if required at this time vs the cost of same at a later date. Dr. Forschner advised that to put the sidewalk in place at this time would create a financial hardship on the project, the cost at this time is prohibitive. Through coordination between the City Staff and the engineers for St. Leonards, costs for sidewalk and storm sewer will be analyzed, and broken apart, with a determination if it would be feasible to install one without the other. Council further discussed the possibility of requiring

the installation of sidewalk and storm sewer prior to January 1, 1995 or when the project is completed whichever comes first; this condition would only prevail after the project has begun. If approval includes a condition for the installation of sidewalk and storm sewer along Centerville Station Road with the next phase of development, Dr. Forschner will be prepared to respond favorably to the request.

Mrs. Beals returned to the Meeting at this time.

Council concurred that Mr. Compton continue to represent the City of Centerville on the Washington Township Recreation Board. Mr. Kingseed will be Mr. Compton's alternate.

Mrs. McLaughlin advised that the following terms will soon expire:

Personnel Appeals Board	-	Richard F. Rice
Property Review Commission	-	John Lohbeck
Property Review Commission	-	Dan Carfagno

Council concurred that these reappointments be made. This will be an agenda item for the December 17, 1990 Council Meeting.

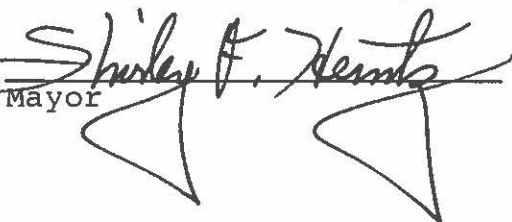
Mr. Kenning advised that Judge MacMillan has ruled in favor of Washington Township in reference to the City's annexation of approximately 470 acres in Washington Township to the City of Centerville. Council concurred that this ruling be appealed to the Montgomery County Court of Appeals.

Council discussed Council Policy Memos 1284-1 and 83-1. The following changes will be made:

1284-1	The City will utilize up to a total of <u>.8%</u> of its <u>net annual income for Social Services.</u>
83-1	Fee for non-resident be changed to \$20.00 and minimum deposit be increased to \$25.00.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor