

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JANUARY 30, 1989

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor James Singer
Councilmembers Bernard Samples
Brooks Compton
Sally Beals
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Michael Haverland
Service Director Richard Bishop
City Planner Steve Feverston

Mr. Dan Neer, 1547 Ambridge Road, appeared to outline for Council a request for service he placed with the Washington Township Fire Department when a water pipe burst in his residence. The dispatcher should be equipped with accurate information and should give some direction to residents in emergency situations. This matter will be reviewed by the recently appointed Mayor's Task Force on Intergovernmental Relations.

Mr. Feverston reviewed for Council the Major Use Special Approval Application submitted by Hills Development Corporation to construct a Planned Multi Family Residential Development on 19.9 acres of land located west of State Route 48, north of Revere Village Apartments and south of Bristol Drive, more particularly known as the J. Milton Zimmerman property. The property is zoned R-PD providing for the requested density of 6.0 dwelling units per acre. The proposed 120 units will be similar to the units constructed by Hills Development Corporation at the Village of Willow Creek, Bigger Road and Clyo Road. The plan includes improvements to State Route 48 and a detention pond on the site. The five acre tract of land occupied by the present structure at the northeast corner of the Zimmerman property is not a part of this Application. Streets throughout the development will be private, constructed according to City Specifications except for width, and sidewalks will network the entire area. One access into the development will be from State Route 48.

Mr. John Koverman, Attorney for the developers, reviewed their proposal and explained how they propose to connect the sidewalk system to north and south Virginia Avenue for walkway access outside the condominium community.

Mr. Feverston reviewed Planning Commission's unanimous recommendation for approval of this request subject to the following conditions:

1. The developer shall dedicate the 60 foot wide right-of-way from centerline along the west side of State Route 48 across the entire eastern portion of the property.

2. State Route 48 shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:

a. A left-turn lane on State Route 48 into the new private roadway entrance to the development and

b. A temporary sidewalk along State Route 48 across the frontage of the development.

3. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.

4. A mound, 2 to 3 feet in height, shall be constructed along the north property line abutting the Concept Neighborhood and the property lines abutting the 4.683 acre tract owned by Jack Fritzsche and that the trees be placed on the mound in an alternating fashion subject to the approval by the Planning Department.

5. The treeline and all vegetation along with the south property line abutting Revere Village Apartments shall be preserved.

6. In the parking areas in the front of each building, raised island walkways shall be provided to assure emergency access to the buildings from the parking area. The design and location of these islands is subject to the approval of the City Engineering Department.

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

8. 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.

9. Prior to the issuance by the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication.

Mr. Feverston advised that the Planning Commission has also recommended that the walkways to north and south Virginia Drive be eliminated. Mr. Koverman concurred with this recommendation.

The future direction for Waste Collection in the City of Centerville was discussed by Council. Mr. Kenning outlined three questions to be considered: 1. Is the City going to remain in the business? 2. What level of service should be provided City customers? and 3. How shall recycling be folded into the system? Discussion followed relative to recycling, whether the City should continue waste collection service, is it cost effective and should houseline service be provided? After considering many alternatives, the majority of Council concurred to continue with the present service.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Heintz*
Mayor