

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 8, 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
J. V. Stone
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Michael Haverland
City Planner Alan Schwab

Mr. Siler left the Meeting at this time due to a potential conflict of interest.

Mr. Schwab reviewed for Council the Major Use Special Approval Application submitted by Mr. J. Timothy Logan, Beerman Realty Company, for property owned by Centerville Associates II Limited Partnership, located west of State Route 48, south of Spring Valley Road and north of the Centerville Place Shopping Center. The request involves 24.735 acres of land zoned B-PD and is to expand the present shopping center. Mr. Schwab explained this overall plan which will relocate the present roadway off Spring Valley Road to the shopping center and will provide two accesses to State Route 48, both of which will be located directly across from those in existence on the east side of State Route 48. Included in the proposal is an 84,000 square foot shopping center and 3 outlots. Improvements will be required to South Main Street. Mr. Schwab reviewed the Site Plan for a Fifth Third Bank facility to be located on one outlot; which is the only construction anticipated at the current time. The Planning Commission, by unanimous vote, recommended approval of this Application to City Council, subject to the following conditions:

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

2. The developer shall add an additional lane of pavement, curb, gutter, storm water drainage, and sidewalk along State Route 48 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 State Route 48 at each of the two (2) entrances to the shopping center 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 State Route 48 in front of the development. The temporary improvements plans must be approved by the City Engineering Department.

3. The alignment of the two (2) driveways to State Route 48 shall be directly opposite the existing driveways on the east side of State Route 48 with the opposing lanes aligned in accordance with plans approved by the City Engineering Department.

4. The driveway to Spring Valley Road shall be widened to three (3) lanes in accordance with plans approved by the City Engineering Department.

5. Pedestrian walkways, approved by the City Planning Department, shall connect Spring Valley Road (along the access private driveway) to the shopping center and shall connect the west end of April Lynne Drive to the shopping center.

6. The 100 foot buffer strip shall not be reduced in width as requested. The buffer strip shall be improved with a minimum 6 foot high earthen mound and landscaping in accordance with detailed plans approved by the City Planning Department.

7. Dumpster location and required screening shall be approved by the City Planning Department.

8. Building elevations of the shopping center shall be approved by the City Planning Commission.

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

10. 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.

11. The following conditions pertain to the proposed Fifth Third Bank outlot:

a. Appropriate cross easements for vehicular access and any stormwater drainage lines that feed across the property approved by the City Attorney shall be required before the lot split is granted;

b. The width of the driveway west of the westernmost drive-in window shall be reduced from 30 feet to 20 feet;

c. The width of the non-paved setback area along State Route 48 shall be increased from 19 to 20 feet;

d. The sidewalk adjacent to the east and north side of the building shall be increased to 6-1/2 feet; and,

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

The Planning Commission agreed that the motion include the following previously agreed upon phasing of improvements to the shopping center if Phase One of the shopping center consists only of the development of the proposed Fifth Third Bank outlot.

1. Dedication of the right-of-way along State Route 48 in front of the bank, including the entrance driveway to State Route 48 adjacent to the bank outlot.

2. No money in escrow would be required for the future improvement of State Route 48 at this time, but the temporary left-turn lane on State Route 48 would be required to be

constructed at the southernmost driveway adjacent to the bank outlot.

3. Widening the driveway approach at Spring Valley Road would not be required at this time.

4. Construction of the pedestrian walkways would not be required at this time.

Mr. Logan stated the concurrence of Beerman Realty Company with all conditions as forth by the Planning Commission.

Mr. Allen Forsythe, representing Fifth Third Bank, also agreed with all conditions set forth by the Planning Commission.

Mr. Schwab pointed out the fact that the retention pond currently in existence to the rear of the Centerville Place Shopping Center will be enlarged to accommodate water run off; this is being coordinated between the engineer for the developer and the City Engineer.

Mr. Siler returned to the Meeting at this time.

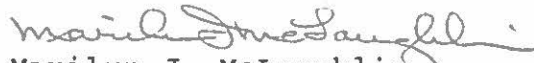
Mr. Schwab advised that the Kick-Off Dinner for the Business Expansion Program is being held May 11, 1989. Surveys will be organized and funding is needed for the program. Council concurred that Centerville participate in applying for a Grant with other involved Municipalities for needed revenue.

Mr. Stone, speaking as Chairman of the Cable Council, outlined for Council attempts being made to find land upon which to construct a facility. A desirable location has been found in the City of Centerville.

Mr. Kenning made reference to correspondence received from Mr. Brian Stevens, Soccer Coach for Centerville High School, relative to his proposal for a War Memorial in Centerville. He stated his dissatisfaction with an article recently printed in the Centerville Times. Discussion followed relative to the newspaper article and to its lack of current information in reference to this being a project proposed by Brian Stevens. Mr. Stone will make contact with Mr. Stevens to straighten out factual information concerning this matter.

Mr. Kenning announced Bid Opening for the Roadway Improvements for South Main Street and Spring Valley Road on Tuesday, May 9, 1989.

Mrs. Beals moved that City Council convene into Executive Session in order to discuss personnel matters. Mr. Samples seconded the motion. The motion passed unanimously.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor