

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JUNE 12, 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  
City Planner Alan Schwab

Mrs. Sarah Rickman, was present at this Meeting to discuss with Council her proposal to write, lay-out and be responsible for the City's Town Crier. She is confident that she can develop an appealing, readable, interesting, and nice to look at paper with a Centerville flavor. She proposes to include personality profiles, a history section and feature stories in addition to news and general information concerning the City of Centerville. Discussion followed relative to the need for good public relations and articles for local newspapers in addition to the Town Crier. Council concurred that Mr. Kenning and Mrs. Rickman develop a proposal to be brought forth to Council for final consideration. Mrs. Rickman indicated that she would not be available until after August 1, 1989.

Mr. Schwab reviewed for Council the Record Plan for East Park Place, a development proposed by Mr. Richard Pavlak involving eleven lots along the south side of Centerville Station Road, east of Forest Field Park. The zoning of this 6.796 acre parcel is R-1c, single-family residential. Thoroughfare improvements are required along Centerville Station Road. The existing two structures will remain as part of this development. Discussion followed relative to improvements to Centerville Station Road extending from Park Place to East Park Place which includes frontage at Forest Field Park. Mr. Kenning suggested that monies placed in escrow for the eventual widening of Centerville Station Road when Park Place was approved and with approval of this Record Plan, be used at this time to improve the topography of the roadway at the entrance into East Park Place. Upon suggestion by Mrs. Beals, Council concurred that all improvements to Centerville Station Road from Park Place to East Park Place be budgeted to be put in place in 1990. This will greatly improve access to the Forest Field Park. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval of this Record Plan to City Council subject to the following conditions:

1. In lieu of requiring an additional lane of pavement,

sidewalks, curb, and storm sewers, Centerville Station Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Centerville Station Road.

2. Sidewalks shall be constructed on both sides of the new cul-de-sac street.

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

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 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.

6. Prior to the signing of the Record Plan by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Details between the City and developer will be worked out relative to condition number 1 and Council's decision to improve Centerville Station Road.

Mr. Schwab reviewed the Record Plan for Stone Lakes, a development proposed by Victor Green and Dale Smith to be located north of Whipp Road, south of Kings Row Avenue and east of Marshall Road. The zoning of this 23.648 acre parcel is R-1c, single-family residential. The development includes 48 lots and roadway improvements to Marshall Road; however, monies will be placed in escrow for the widening of Marshall Road. All streets within the development will be private with gated entrances onto Essex Way and Marshall Road. Mr. Schwab outlined for Council Planning Commission's previous approval of a Variance/Planning Commission Special Approval Application for this development which provides for 48 lots in a residential cluster development instead of 44 lots as permitted by City specifications. He reviewed for Council the restoration and additions proposed to the old stone house presently located on the site. Proposed by the developer is an addition to the front of the house as well as an angled addition to the rear of the house. Mr. Schwab explained Planning Commission's unanimous recommendation for approval of this Record Plan to City Council subject to the following conditions:

1. A deed covenant shall be placed on the Record Plan pertaining to Lot #48 (the lot containing the historic limestone house) requiring specific approval by the City of Centerville for any alteration, addition, improvement, or demolition of the house. The wording of this covenant shall be subject to the approval of the City Law Director.

2. Stone Lake Drive shall be designated on the plan as a private street; Stone Lake Boulevard shall be eliminated as a separate private street name; and the plan shall be changed to clarify that the new Marshall Road right-of-way is the only additional public right-of-way being dedicated to the City.

3. In lieu of adding one (1) lane of pavement including curb, gutter, sidewalk, and stormwater drainage improvements, across the entire frontage along Marshall Road, the developer shall pay an amount approved by the City Engineer to the City to be used for the future widening of Marshall Road.

4. The developer shall enter into a Subdivider's Agreement with the City including a Performance Bond in an amount approved by the City Engineer to assure construction of the private streets.

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

6. 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.

7. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department with particular emphasis on the design of the mound at the rear of the proposed lots abutting existing single-family lots.

8. Prior to the issuance of the City of any zoning or building permits for the development, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

9. The City Engineer shall approve the design of the gates across the private roadways. The design of the gates shall allow convenient emergency access by the fire and police departments and shall allow manual operation of the gates during a power failure.

Mr. Robert Archdeacon, Woolpert Consultants, representing the developer, stated their concurrence with all conditions recommended by the Planning Commission. He explained the need for the rear addition to the old stone house to be angled rather than at right angle. This angle will provide visual contact with the center area, will improve the overall appearance of the old home exposing as much stone as possible and will provide adequate space for a three car garage.

Mrs. Martha Boice stated her objection to the additions to the old stone house as proposed. These additions do not maintain historic character: additions were always made to the rear of a dwelling and never at an angle.

Discussion followed relative to Planning Commission's previous approval of a 48 lot development and to additions to the old stone house. The developer again emphasized the need for the angled addition to the rear of the house for the three reasons previously mentioned. It was further pointed out that the developer is agreeable to preserving an old home in Centerville

and restoring it rather than just demolishing the entire structure which would be less costly.

Mr. Schwab reviewed for Council a Record Plan for Cedar Cove, Section Two, location being north of Norwich Lane and east of Clio Road extending from Section One currently under construction. Norwich Lane will be a public street with sidewalks on both sides of the roadway. The interior streets will be private throughout the development. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following condition:


1. In lieu of the completion of the public improvements prior to the signing by the City of the Record Plan, the developer shall post a Performance Bond and shall pay an Inspection Fee in amounts approved by the City Engineer and shall enter into a Subdivider's Agreement with the City.

Mr. Robert Archdeacon, representing the developer, stated their concurrence with this condition recommended by the Planning Commission.

Mr. Kenning advised that the Consultant has prepared a Streetscape and Transportation Plan for the Architectural Preservation District which should now be reviewed by City Council. This will be a Council Work Session Agenda item for June 26 or July 3, 1989.

Mr. Kenning outlined ditch work in process in Rose Estates and in other areas of the City of Centerville.

Discussion followed relative to the appointment of the Planning Commission Chairman, appointment to be made in August.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: \_\_\_\_\_

Mayor

