

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
DECEMBER 18, 1989

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Caucus Room

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
Councilmembers Elect Mark Beasley
Mark Kingseed

Mr. Kenning advised that the State Audit has been completed of the City of Centerville; the final report will be received soon.

Mr. Schwab reviewed the Record Plan for Park Estates, a 6.85 acre single family residential cluster development located on the north side of Centerville Station Road opposite the entrance into Forest Field Park. The Plan includes 12 lots: 11 residential lots and one lot being deeded to the Centerville-Washington Park District. The Planning Commission, by a 4-0-2 vote recommended approval of this Record Plan subject to the following conditions:

1. Lot number 12 must be designated on the Record Plan as a park lot. The developer shall execute and deliver to the Centerville-Washington Park District a general warranty deed conveying lot number 12 to the Park District prior to the signing by the City of the Record Plan. The deed shall meet all the requirements of the City Park Land Dedication Ordinance.

2. A ten foot wide walkway easement shall be provided on the Record Plan to provide access from Jaime Rose Way to the Park. This easement shall be improved with a two foot wide concrete walk of a design approved by the City Engineer. The location of the walkway is to be determined by the City and the Park District.

3. A covenant approved by the City Attorney shall be added to the Record Plan which prohibits any lot from having direct vehicular access to Centerville Station Road.

4. The twenty-five foot minimum building setback line shall be extended to include all the lot frontages on Centerville Station Road.

5. A covenant approved by the City Attorney shall be added to the Record Plan which permits emergency maintenance access by the City to the stormwater detention area at the northeast corner of lots number 6 and 7.

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

7. 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.

8. 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 public improvements.

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

Mr. Schwab advised that the developer is agreeable with all conditions recommended by the Planning Commission.

Mr. Kenning reviewed a proposed Ordinance to adopt the 1990 Electric Code-NFPA 70-1990 with three minor changes:

1. Require a light in the room occupied by the switch panel.
2. No wiring be permitted above swimming pools.
3. Regulate the size of aluminum wiring.

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

Mayor Heintz reviewed correspondence received from Miller-Valentine Group requesting that the Public Hearing concerning their zone change request be scheduled as quickly as possible to afford them the opportunity to meet their option agreement commitment. Council concurred that this Rezoning Request be reviewed during the Work Session scheduled for January 8, 1990 and that the Public Hearing be held during a Special Meeting of Council on January 22, 1990.

Mr. Siler and Mrs. Beals returned to the Meeting at this time.

Discussion followed relative the potential need and use of an all wheel drive truck for the City of Centerville. Mayor Heintz stated her objection to accepting a bid for equipment when only one bid is received. She questioned the need for this type vehicle in the City of Centerville.


Marilyn J. McLaughlin
Clerk of Council

Approved


Mayor