

RECORD OF PROCEEDINGS

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Minutes of

SPECIAL COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10134

Held March 28, 19 88

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, March 28, 1988 at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman Brooks Compton, and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor James Singer
Councilmembers Bernard Samples
Sally Beals
Jeffrey Siler
Brooks Compton
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Administrative Assistant Stephen King

Mr. Singer moved that Councilman J. V. Stone be excused from this Meeting. Mr. Siler seconded the motion. The motion passed unanimously.

Councilman J. V. Stone entered the Meeting at this time.

WOODLEY/MOODY MAJOR USE SPECIAL APPROVAL

Mr. Compton moved that the Major Use Special Approval Application filed by Woolpert Consultants for a Preliminary Development Plan including the location of a Day Care Center for property owned by Ralph G. Woodley and Paul J. Moody, be removed from the table. Mr. Samples seconded the motion. The motion passed by unanimous vote of City Council.

Mr. Schwab located the subject property on a map, being approximately 14.69 acres of land, zoned O-PD, situated on the east side of Clyo Road, south of Norwich Lane, and north of Alexandersville-Bellbrook Road. The Application is for an overall Development Plan in order to locate access points and includes the construction of a Day Care Center on 1.09 acres of the total site, just south of Norwich Lane between the property owned by the Resurrection Evangelical Lutheran Church and Olde Greenbrier Lane. The overall Development Plan includes two curb cuts off Norwich Lane into the Day Care Center, one access east and one access west off Olde Greenbrier Lane, and one access off Norwich Lane into the portion of the subject property located west of Olde Greenbrier Lane. The Plan includes right-of-way dedication along Alexandersville-Bellbrook Road for future widening. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval of this Major Use Special Approval Application to City Council subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from centerline along the north side of Alexandersville-Bellbrook Road across the southern portion of the property. The dedication from centerline where the present centerline of Alexandersville-Bellbrook Road angles shall be adjusted to follow a radius

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specified by the City Engineering Department. This radius shall approximate a logical future centerline when Alexandersville-Bellbrook Road is widened.

2. The access driveways and median break on Olde Greenbrier Lane shall be as shown on the submitted drawings.

3. A sidewalk in the public right-of-way along the south side of Norwich Lane in front of the Day Care Center shall be required. The City Engineering Department shall review and approve the design of this sidewalk.

4. A stormwater drainage plan for the Day Care Center site 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.

5. Detailed plans of the screening including the gates surrounding the proposed dumpster location shall be approved by the City Planning Department.

Mr. Robert Archdeacon, Woolpert Consultants, stated their full agreement will all conditions recommended by the Planning Commission. He further advised that a Meeting had been held between representatives of the proposed development and the Greenbrier Commons Association.

Mr. Jack Fitzgerald, President of the Greenbrier Commons Association, express concern with potential traffic congestion on Norwich Lane at peak periods and with increased traffic when the western portion of the property in question is developed. He suggested that curb cuts be designed to restrict the flow of traffic. Mr. Fitzgerald further stated their desire that nine evergreen trees which grace the entrance into Greenbrier Commons be spared.

Mr. Bill Wood, representing the Day Care Center, stated his intent not to screen the front of a very attractive building, visibility is needed at the corner for aesthetics, for parents and for safety. He pointed out the fact that the root system of trees will be disturbed during construction due to grade change and to the construction of the drainage system, this may eventually cause the death of these trees.

Mrs. Lillian Carey, 6859 Olde Greenbrier Lane, expressed her concern for the preservation of green space and the pines in consideration of beauty and wildlife.

Mr. Richard Witt, representing the developers Ralph Woodley and Paul Moody, pointed out the fact the pines are located on their property; they will do all that is possible to save as many trees as possible; if the pines must be removed they will work with the City to develop a master landscape plan for the total area.

Mr. Archdeacon advised that the traffic situation will be addressed when Norwich Lane is extended to Clyo Road.

Upon question of Mr. Stone, Mr. Schwab reviewed a revised Site Plan for the Day Care Center submitted to the City which relocates the dumpster as recommended by City Council. The dumpster will be surrounded by a 5 1/2 foot wood fence and landscaping. Mr. Stone pointed out the fact that owners have a

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right to develop their property whether or not trees can be saved.

Discussion followed among City Council Members concerning the preservation of as many trees as possible in this development.

Mr. Samples moved that the Major Use Special Approval Application submitted by Woolpert Consultants for a Preliminary Development Plan including the location of a Day Care Center for property owned by Ralph Woodley and Paul Moody at the northeast corner of Alexandersville-Bellbrook Road and Clyo Road be approved in accordance with the recommendation of the Planning Commission including all conditions and including the revised plan relocating the dumpster, providing fencing and landscaping. Mr. Singer seconded the motion. Following additional discussion relative to the preservation of the pine trees, Mr. Singer moved that the main motion be amended to include "that the City request that the existing evergreens along Olde Greenbrier Lane be preserved in so far as practical incorporated into an overall landscaping plan acceptable to the City Staff. Mr. Siler seconded the motion. The motion passed unanimously. The motion on the main motion was passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Hunt
Mayor

ATTEST:

Marie J. Laugli
Clerk of Council