

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
MAY 9, 1988

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

PRESENT: Mayor Shirley Heintz  
Councilmembers J. V. Stone  
Bernard Samples  
Jeffrey Siler  
Sally Beals  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King  
City Planner Alan Schwab

Mr. Schwab reviewed a Record Plan for Chardonnay Valley, Section One, proposed to be located east of Loop Road, north of Alexandersville-Bellbrook Road and south of I-675. This Plan includes 8.579 acres of the 48.8 acre parcel zoned Residential Development Plan. A fee-in-lieu of parkland dedication will be required as a part of this development. Mr. Schwab reviewed various elevations proposed for the development of the property in question. There will be right-of-way dedication along Alexandersville-Bellbrook Road and at the point where Versailles Drive (a private street) will intersect Overview Drive. Private streets will traverse this area. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval to City Council subject to the following conditions:

1. In lieu of completion of the extension of Overview Drive, 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.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alexandersville-Bellbrook Road shall be widened by the developer to include a left-turn lane into the development. The monetary difference between the full width improvement and the left-turn lane improvement shall be placed in escrow to be used for the future widening of Alexandersville-Bellbrook Road. The design of the left-turn lane improvement shall be subject to approval by the Engineering Department.
3. A private street access agreement shall be recorded, with the approval by the City, to provide access to the remaining portions of Chardonnay Valley.
4. A temporary sidewalk shall be constructed on the north side of Alexandersville-Bellbrook Road across the frontage of the development.
5. The proposed wall along Alexandersville-Bellbrook Road shall be constructed of field stone or earhtone brick.
6. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
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 Stormwater Drainage Control Ordinance.

8. The Homeowners Association for Chardonnay Valley shall maintain the retention basin shown in this plan. An easement shall be required to the retention basin to allow emergency access by the City.

9. Prior to the issuance of any zoning or building permit by the City, a fee-in-lieu of parkland dedication shall be paid by the developer, in accordance with the City Ordinance 15-86, the City Parkland Dedication Ordinance.

10. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.

Mr. Steve Kelly, Woolpert Consultants and representing the developer Leonard K. Snell, was present to answer questions concerning this development.

Council briefly discussed the parking of motor vehicles, for sale, in parking lots of businesses during closed hours. Mr. Kenning will review the City's Zoning Ordinance to determine whether this procedure violates Centerville's zoning regulations.

Council concurred with the draft of the Policy Plan for the City of Centerville as revised. This will become an agenda item for the May 16, 1988 Council Meeting.

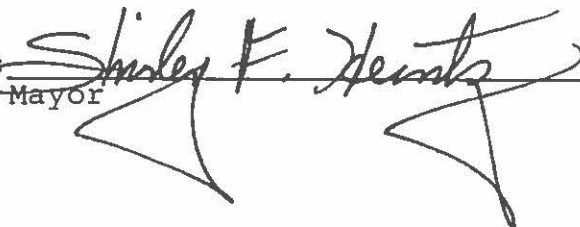
Mr. Kenning reviewed the Bikeway Plan developed in May 1986 by the Mayor's Bikeway Committee. Council concurred with the Plan. This item will be placed on the agenda for the May 16, 1988 Council Meeting for formal approval.

Mr. Kenning reviewed correspondence received from Washington Township asking that the City of Centerville have representation on the Oral Board Panel to select a Recreation Facility Director for the new Recreation Facility recently approved by the electorate. Council concurred that Stephen King represent the City in this capacity.

Mr. Kenning briefed Council on a Non-Exclusive Use Agreement, prepared by Thomas Stolz, between Centerville, Washington Township, and the Centerville-Washington Park District. The area involved includes six acres owned by Washington Township, four and one half acres owned by the Park District and fourteen and one half acres owned by Tom Stolz. Council indicated no objection to this proposal.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor