

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
SEPTEMBER 12, 1988

TIME: 7:45 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor James Singer  
Councilmembers Brooks Compton  
Sally Beals  
Bernard Samples  
Jeffrey Siler  
J. V. Stone  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King  
City Planner Steve Feverston

Mr. Feverston reviewed for Council the Record Plan for Park Place, a single-family residential development on 4.3996 acres of land zoned R-1c, located along Centerville Station Road, east of Station House Road and west of Forest Field Park. Proposed are 7 lots, roadway improvements along Centerville Station Road and a fee-in-lieu of parkland dedication will be required as part of the Record Plan. Mr. Feverston 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 of 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 Forest Field Court.

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 an/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 Plat 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.

Mr. Kenning pointed out the fact that this Record Plan is in

accordance with the Preliminary Plan previously approved for this property.

Mr. Kenning advised that a letter has been received from Meredith Business Associates Inc. on behalf of M. K. Miller requesting that their Major Use Special Approval Application for property located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road be withdrawn from consideration. A different approach will be made for the development of the site in question.

Mr. Feverston reviewed for Council a minor amendment to a Conditional Use previously approved for Tifton Greens, Section II. This minor amendment consists of the substitution of a club house, pool and tennis court for a 3-unit condominium building as shown on the previously approved plan. This change reduces the density to 4.3 acres per acre. Discussion followed relative to previous communications with residents in Greenbrier Commons. The majority of Council concurred that this matter be referred to the Work Session scheduled for September 26, allowing time for a representative from Greenbrier Commons, a representative from Tifton Greens and the City Planner to meet concerning previous communications.

Mr. Singer outlined comments he has received from three residents on Ambridge Road concerning the erosion of their property along the creek traversing in the rear of their properties. Mr. Singer suggested that the City Engineer make contact with these residents to indicate the City's concern for their problem.

Mr. Kenning reviewed a minor amendment to the City's dog control Section in the City's Municipal Code, recommended by Municipal Attorney Robert Farquhar. Council concurred that this become an agenda item for the September 19, 1988 Council Meeting.

Mr. Kenning announced the donation of a tree to the City of Centerville by Dimco Gray. All will be invited to the ceremony.

Mr. Compton reviewed for Council the Long Range Plan prepared by Seniors, Inc. The Board of Trustees for Seniors, Inc. is seeking input from the City of Centerville concerning the four alternatives outlined in the Long Range Plan and the City's reaction to the projected budget summaries for 1989 through 1992. Upon suggestion of Mr. Singer, Mr. Kenning will review this matter with Mr. Michael Morton, Washington Township Administrator, to ascertain the reaction of the Washington Township Board of Trustees. This matter will be further reviewed during the Work Session scheduled for September 26, 1988.


Council concurred that Beggars Night in Centerville be set for Sunday, October 30, 1988.

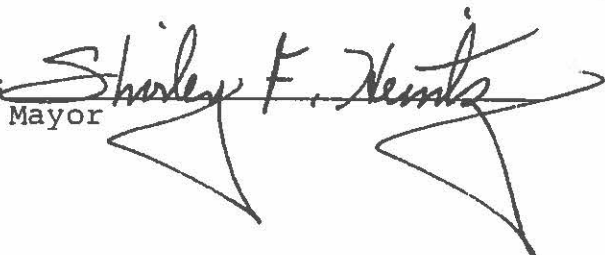
Mr. Kenning advised that legislation has been received from

the State of Ohio, Department of Highways, for the resurfacing of Clio Road from Centerville Station Road northward to Alexandersville-Bellbrook Road. This is a Federally funded project. This legislation will be an agenda item for the September 19, 1988 Council Meeting.

Mr. Kenning reviewed for Council a possible boundary swap between the City of Centerville and the City of Kettering: a triangle north of I-675 and south of Kettering Park land situated in the City of Centerville - swap to City of Kettering; a triangle south of I-675 and west of Wilmington Pike in the City of Kettering - swap to City of Centerville. The majority of Council concurred that this swap be pursued at no cost to the City of Centerville, if a cost becomes involved, this matter is to come before Council for discussion.

Mr. Kenning advised that two properties located on the south side of West Franklin Street across from Normandy Lane are for sale. The asking price is \$100,000.00 per lot. Upon question of Mr. Kenning, Council concurred that acquisition of these properties not be pursued at this time.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor