

Held _____ June 15, 1987 continued _____ 19____

increase the membership on the Sister City Committee to thirteen. Mr. Taylor sponsored Resolution Number 16-87, A Resolution Amending Resolution Number 28-73 And Subsequent Resolutions To Expand The Sister City Committee Membership From Eleven To Thirteen, and moved that it be passed. Mr. Samples seconded the motion. The motion passed by unanimous vote.

Mr. Taylor moved that Joanna Clay, Margaret E. Tuttle and Bonnie K. Mathies be appointed as members of the Sister City Committee. Mr. Samples seconded the motion. The motion passed by unanimous vote of City Council.

Mayor Heintz administered the Oath of Office to Sister City Committee Members Joanna Clay, Margaret E. Tuttle and Bonnie K. Mathies.

Mayor Heintz announced the presentation of the following Certificates of Congratulations to Eagle Scouts during the past month: Scott Gerard Lieberman, T. Joseph Mattingly, Christopher Ricketts, John Michael Stamp and Clinton S. Dameron.

Mayor Heintz advised that a Certificate of Congratulations will be presented to Rose Martin, a resident of Centerville celebrating her 100th birthday.

Mayor Heintz outlined the following programs in which she participated:

A Meeting was held recently for those delegates going to Centerville's Sister City Bad Zwischenahn in August.

City Council recently participated with merchants in a walk through the Architectural Preservation District in the center of town.

Centerville's Drug Attack program was presented at the Ohio Mayor's Conference held during the past week.

City Council has received the Report from the Mayor's Task Force on the Architectural Preservation District.

Mr. Kenning reported the following during his City Manager's Report:

Fire hydrants throughout the Centerville area are being repainted as an anniversary project by area Girl Scouts. This is being accomplished through the cooperation of the City, the Washington Township Fire Department and the Montgomery County Sanitary Department.

Centerville is being put into the Ohio Department of Transportation District 7 instead of District 8; this is being done to create better balance between divisions of ODOT.

Progress continues to be made with the North Main Street improvement; weather permitting, the final coat of asphalt should be put in place on Tuesday, June 16th.

New equipment has been added at the Leonard E. Stubbs Memorial Park on Spring Valley Road.

Mr. Kenning emphasized the danger in the use of fireworks. The illegal use of fireworks will be strictly enforced by the

RECORD OF PROCEEDINGS

Minutes of

Meeting

DARTON LEGAL BLANK CO. 10144

Held June 15, 1987 continued 19

Centerville Police Department.

Councilman Charles Taylor left the Meeting at this time due to a potential conflict of interest in the next agenda item.

PLYMOUTH COLONY RECORD PLAN

Mr. Kenning reviewed a Record Plan for Plymouth Colony, a development considered by the Planning Commission during their Meeting held June 9, 1987, for property located at the north extension of Pine Frost Lane. The City Engineer has recommended approval of this Plan subject to the receipt of a Performance Bond in the amount of \$142,780.00, and that a Maintenance Bond for one additional year be required after completion of the project. Mr. Schwab located this 8.5 acre tract of land, zoned R-1c, on a map and explained its division into 13 lots. Included in this development is a stormwater retention basin in the south east corner of the project from which stormwater will be discharged underground, and sidewalks on both sides of all streets. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. In lieu of completion of the required improvements prior to the 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.
4. Prior to the signing of the Record Plan by the City, the developer shall pay the fee-in-lieu of parkland dedication. The amount of the fee shall be determined by an appraisal by a qualified independent appraiser approved by the Planning Commission in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
5. The street name, Pine Park Place, be changed and the new name be subject to approval by the Planning Department.

Mr. Victor Greimann, developer, advised that he has no problem with the conditions of approval recommended by the Planning Commission. Their plans are to begin development late August or early September of the current year.

Mr. Singer brought attention to a great deal of water run off from this property, existing from the proposed lot number 12. He expressed his concern and the concern of residents to the south with water run off. He emphasized the responsibility bestowed upon the owner of lot number 12 to be recorded as a protective covenant with the plat. Mr. Singer urged a great deal of consideration be given to the drainage from this entire development in the future.

Mr. Compton moved that the Record Plan for Plymouth Colony be approved, as recommended by the Planning Commission subject to

Held

June 15, 1987 continued

19

all conditions as outlined by the Planning Commission and that the amount of the Performance Bond be set at \$142,780.00. Mr. Samples seconded the motion. The motion passed unanimously.

Mr. Taylor returned to the Meeting at this time.

Mr. Singer advised that a draft report from the Mayor's Task Force on the Architectural Preservation District has been presented to City Council.

LEONARD K. SNELL MAJOR USE SPECIAL APPROVAL CHARDONNAY VALLEY

The Public Hearing was held concerning the Major Use Special Approval Application submitted by Leonard K. Snell to develop a 294 unit condominium project to be known as Chardonnay Valley along the north side of Alexandersville-Bellbrook Road and east of Loop Road. Mr. Schwab located the subject 48.8 acres of land on a map, zoned RPD, proposed to be developed in three phases at a density of six units per acre. This density is in accordance with the maximum density permitted by the Zoning Ordinance in Residential Planned Development zone classification. This Residential Development Plan includes roadway improvements to Alexandersville-Bellbrook Road; 2 lakes for retention purposes; one story, 4 four story and 2 eight story buildings; and recreational facilities. All streets throughout the development will be private. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval of this Plan to City Council, subject to the following conditions:

1. Sixty feet of right-of-way shall be dedicated along Alexandersville-Bellbrook Road.
2. Alexandersville-Bellbrook Road shall be improved, subject to approval by the City Engineer, incorporating the following improvements:
 - a. A right turn deceleration land on Alexandersville-Bellbrook Road.
 - b. A right turn acceleration lane from the access drive onto Alexandersville-Bellbrook Road.
 - c. A left turn lane on Alexandersville-Bellbrook Road.
 - d. A temporary sidewalk along Alexandersville-Bellbrook Road.
3. All private streets shall be constructed to City Standards excepting roadway width and subject to approval by the City Engineer.
4. All four way intersections within the development shall be eliminated and replaced by three way "T" intersections.
5. The street network in the vicinity of the main entrance from Overview Drive shall be redesigned subject to approval by the City Planner reducing the total number of intersection points onto Overview Drive and to create a more efficient roadway layout in this area.
6. Turning radii throughout the complex shall be a minimum of forty-five feet.
7. The four story buildings shall not exceed 65 feet in height and the eight story buildings shall not exceed 110 feet in

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL PLANS CO. 10144

Held June 15, 1987 continued 19

height.

8. Street names shall be subject to approval by the Washington Township Fire Department.

9. A sidewalk plan for the entire development shall be submitted and subject to approval by the City Planner.

10. Plans for dedication of parkland or fees-in-lieu of parkland dedication and any credit for private open space shall be submitted subject to approval by the City Planning Commission.

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

12. 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.

13. It is understood that more detailed plans will be submitted under the Planning Commission Special Approval Procedure for approval before any zoning permits or building permits may be issued. Plans satisfying the above conditions shall be submitted to and approved by the City Planning Department before an application under the Planning Commission Special Approval will be considered.

Mr. Steven Kelly, Woolpert Consultants, representing the owner of the property M. K. Miller and the applicant Leonard K. Snell, reviewed their proposal. He offered their concurrence with all conditions of the Planning Commission. He pointed out the two accesses to be provided onto Loop Road and one onto Alexandersville-Bellbrook Road. Parking will be provided as close as possible to all units, in front of and underneath the four and eight story buildings. This development has been designed with a large amount of open space mixed with one, four and eight story buildings, with a walkway and jogging path surrounding the large lake. Mr. Kelly reviewed the prospective of the tall buildings from I-675 and how they fit into the topography and skyline of the area.

Mr. Victor Green, marketing and planning developer for this property, defined their proposal as high quality, extremely desirable, highly marketable, to be constructed on a unique site being the most difficult area to develop in the City of Centerville. The density is provided in height in order to provide more open space. Mr. Green defined this as a Conceptual Plan which could be changed as the market dictates.

Upon question of Mr. Siler, Mr. Schwab identified a Conceptual Plan as an overall development plan, approval of this Conceptual Plan would include the street layout, density, stormwater retention plan and the building height variances. Amendments to this plan would require approval as they are proposed in a manner deemed necessary according to the type of amendment requested.

As requested by Mr. Singer, Mr. Kelly clarified the four story buildings consisting of 80 units total at a height of 65 feet, the eight story buildings consisting of 128 units total at a height of 110 feet.

Held

June 15, 1987 continued

19

Mr. Taylor, while recognizing this as a unique piece of property, expressed concern with the significant variation from the City's Zoning Ordinance, that being the height of the eight story buildings.

Upon question of Mr. Samples, Mr. Green advised that the eight story buildings are necessary for the development of this property in an unusual and unique manner. They have no contingencies in lieu of the eight story buildings. Mr. Samples cited the thrust of the entire zoning document to maintain and preserve the unique character of the community, primarily single family in nature. He expressed difficulty in accepting the eight story buildings.

As requested by Mr. Compton, Mr. Schwab explained the difference between a Conceptual Plan and a final detailed site plan.

Mr. Stone identified the issue being four story and eight story buildings. He stated his opposition to a change in the Centerville concept in consideration of the City's new Zoning Ordinance.

Mr. Taylor moved that the Major Use Special Approval Application submitted by Leonard K. Snell for Chardonnay Valley be approved, in accordance with the recommendation of the Planning Commission including all conditions except that the two eight story buildings be eliminated from the Plan. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Compton voted no.

1988 TAX BUDGET

The Public Hearing was held concerning the 1988 Tax Budget for the City of Centerville. Mr. Kenning reviewed this Tax Budget as required by the Ohio Revised Code to be submitted to the Montgomery County Auditor for submission to the County Budget Commission. The total Tax Budget for 1988 is \$7,006,891.00. Mr. Compton moved that the proposed Tax Budget for 1988 for the City of Centerville be approved for submission to the Montgomery County Auditor. Mr. Taylor seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 13-87 PERSONNEL

The Public Hearing was held concerning Ordinance Number 13-87. Mr. Kenning reviewed this proposed Ordinance to provide for a temporary development inspector to assist with building inspections. Mr. Samples sponsored Ordinance Number 13-87, an Ordinance To Amend Ordinance Number 21-86, To Establish Class Titles, Pay Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, and moved that it be passed. Mr. Siler seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 17-87

Mr. Kenning reviewed a proposed Resolution to reallocate

AMERICAN LEGAL PUBLISHING CO. 10/11/81

Held June 15, 1987 continued 19

income tax receipts among various funds. Mr. Taylor sponsored Resolution Number 17-87, A Resolution To Amend Resolution 21-86 In Its Entirety And To Authorize And Direct The Allocation Of Income Tax Receipts Received On And After June 1, 1987 Between The General Fund, Street Construction And Maintenance Fund, Capital Improvements Fund, Equipment Reserve Fund, Central Vehicle Purchase Fund, General Insurance Deductible Trust Fund, And Capital Investments Trust Fund Of The City Of Centerville, and moved that it be passed. Mr. Samples seconded the motion. The motion passed by unanimous vote.

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

RESOLUTION NUMBER 18-87 PUBLIC DEPOSITORIES

Mr. Kenning reviewed a proposed Resolution authorizing the City to request proposals for the deposit of public monies from area banks. Mr. Samples sponsored Resolution Number 18-87, A Resolution Estimating The Probable Amount Of Public Monies To Be Deposited, Setting A Date For The Designation Of Public Depositories And Authorizing Notice, and moved that it be passed. Mr. Taylor seconded the motion. The motion passed unanimously.

Mr. Siler returned to the Meeting at this time.

RESOLUTION NUMBER 19-87 MUNICIPAL CODE

Mr. Kenning advised that the Charter for the City of Centerville requires that the Centerville Municipal Code be recodified from time to time. Proposals for this service have been received from Ohio codifiers. Upon review of the proposals received, the Municipal Attorney, City Manager and Clerk of Council recommend that a Contract be executed between the City of Centerville and the American Legal Publishing Company for this recodification at a cost of \$10,400.00. Necessary funds have been budgeted. Mr. Compton sponsored Resolution Number 19-87, A Resolution Authorizing And Directing The City Manager To Execute A Contract Between The City Of Centerville And The American Legal Publishing Company For The Recodification Of The Centerville Municipal Code, and moved that it be passed. Mr. Siler seconded the motion. The motion passed unanimously.

THOMAS PAINE SETTLEMENT NUMBER THREE

Mr. Kenning reviewed a request received from Attorney Barry Mancz requesting the extension of the Subdividers Agreement on Thomas Paine Settlement Number Three. This concerns a small portion of the extension of Clyo Road between Bigger Road and Wilmington Pike. It is necessary for Council to extend this Subdividers Agreement every six months until such time that this portion of Clyo Road is extended. Mr. Singer moved that the Subdividers Agreement on Thomas Paine Settlement Number Three - Clyo Road, be extended for a term of six months from June 10,

RECORD OF PROCEEDINGS

Minutes of

Meeting

Held _____ June 15, 1987 continued _____ 19 _____

1987 until December 10, 1987. Mr. Taylor seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Hents
Mayor

ATTEST:

Maureen J. Sault
Clerk of Council