

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 1, 1987

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

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

The following three Applicants were interviewed by Council for appointment as Members of the Sister City Committee:

Joanna Clay.
Margaret E. Tuttle.
Bonnie K. Mathies.

It was determined by Council that all three Applicants were very qualified. A flip of the coin decided the appointment of Joanna Clay to fill the one vacancy existing on the Committee. The majority of Council concurred that the necessary legislation be prepared to expand the Committee Membership to 13, and that Margaret Tuttle and Bonnie Mathies be appointed to the additional two seats.

Mr. Victor Green, Mr. Robert Archdeacon and Mr. Steven Kelly from Woolpert Consultants, and Diane File were present at this Meeting to review for Council their Major Use Special Approval Application to construct a 294 unit condominium residential development on 48.8 acres of land located east of Loop Road, north of Alexandersville-Bellbrook Road and south of I-675.

Mr. Schwab reviewed this Application for Chardonnay Valley consisting of one story, four story and eight story buildings at an overall density of 6 dwelling units per acre. Road improvements will be required to Alexandersville-Bellbrook Road. All streets within the development will be private. Accesses will be provided from Loop Road and from Alexandersville-Bellbrook Road. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval to City Council with 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 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. Kelly outlined reasons this type development is being proposed on this wooded tract of land; the topography is unique and lends itself to this complex. Included in this development are two lakes, recreational facilities and a jogging trail outlining Lake Chardonay. A sidewalk network will be constructed through the complex. The total development will take place in three phases over a projected five year period.

Mr. Green showed slides of a similar development located in the Cleveland area. He identified this as a conceptual plan establishing the density, building footprints, building heights and street layout. If the market dictates building changes, additional approval will be necessary.

Mr. Siler expressed concern with the height of the 8 story buildings and their view from I-675.

Mr. Kenning asked Council for direction if a group forms to pursue the acquisition of property for the disposal of leaves. This is in response to the Leaf Disposal Study for the Miami Valley Cable Council prepared by the Miami Valley Regional Planning Commission. The majority of Council concurred to proceed to the next step, to obtain more information, to the point of receiving good cost estimates.

Mr. Singer briefly reviewed the report issued by the Mayor's Architectural Preservation District Task Force. Their findings are as follows:

1. A more permanent group is needed to look after the needs in the Architectural Preservation District.

2. Perhaps the City should contract for professional assistance to develop a comprehensive transportation plan throughout the AP District, including parking, traffic and pedestrian access.

3. Consideration should be given to the construction of an alley along the north side of West Franklin Street across from Virginia Avenue to North Main Street. A poll is currently being taken to ascertain the desires of affected property owners.

4. Lighting, landscaping, signage, street furniture, traffic control devices and utilities should be tied together in an overall plan.

5. An education program should be provided concerning requirements and incentives available in the AP District.

6. Consideration should be given to an Ordinance requiring utilities to be underground; and to an Ordinance providing requirements for temporary signs in the District.

7. The City should do more to promote events in the Architectural Preservation District.

Council expressed appreciation to the APD Task Force and accepted their report. This document will be discussed in more detail during a future Work Session Meeting.

Council's attention was brought to a Notice from the Ohio Department Control of an Application for the transfer of a D1, D2, D3, D3A and D6 Permit from Bal Lov Inc., DBA Antonios Italian Restaurant, 24-28 West Franklin Street to Ja-Mags Inc., same address. Council indicated no concern with the issuance of this Permit.


Marilyn J. McLaughlin
Clerk of Council

Approved:

Mayor