

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JUNE 15, 1987

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Caucus Room

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

Mr. Kenning reviewed a proposed Resolution to allocate the City's income tax receipts on and after June 1, 1987 in various funds.

Mr. Kenning reviewed a proposed Resolution to estimate probable amount of public monies to be deposited by the City of Centerville. This legislation is an agenda item for the Council Meeting this date.

Mrs. McLaughlin reviewed the three proposals received for the recodification of the Centerville Municipal Code:

The Justinian Publishing Company Cleveland, Ohio	\$ 9,900.00
American Legal Publishing Company Cincinnati, Ohio	10,400.00
The Walter H. Drane Company Cleveland, Ohio	15,500.00

The proposals having been reviewed for the City Staff, Mrs. McLaughlin recommended the acceptance of the proposal submitted by American Legal Publishing Company in the amount of \$10,400.00.

Mr. Kenning reviewed a request received from Attorney Barry Mancz for the extension of the Subdividers Agreement for the completion of Thomas Paine Settlement Number Three - Clys Road, for a period of six months from June 10, 1987 until December 10, 1987.

City Planner Alan Schwab reviewed for Council a Record Plan for Plymouth Colony proposed to be developed on property located at the north extension of Pine Frost Lane. The Planning Commission, by unanimous vote, recommended approval conditioned upon the following:

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. Kenning reviewed the recommendation made by the City Engineer that a Performance Bond in the amount of \$142,780.00 be required of the developer.

Mr. Singer brought attention to a drainage problem affecting a neighboring resident of this property, he requested that this matter be referred to the City Engineer.

Mr. Taylor was not present for this item on the agenda due to a potential conflict of interest.

Discussion followed relative to the Major Use Special Approval Application for Chardonnay Village, a development proposed to be located north of Alexandersville-Bellbrook Road and east of Loop Road. Concern was expressed with the height of the 8 story building, the fact that it is in conflict with the requirements of the City's zoning code, its impact upon the neighborhood, its appearance from I-675 and the setting of a precedent for future developments.

Mr. Kenning advised that McNulty Motors would like to publicize their Company giving the key to the Police Department for the vehicle being utilized by the City, courtesy of McNulty Motors. The majority of Council concurred with this proposal.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayer