

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 13, 1987

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Charles Taylor
Bernard Samples
James Singer
J. V. Stone
Jeffrey Siler
Administrative Assistant Stephen King
City Planner Alan Schwab

The following applicants were interviewed and/or considered for appointment to the Planning Commission and Board of Architectural Review:

Planning Commission:

Bernard J. Young
Mark E. Beasley
Scot Stone
Arthur H. Foland
Phyllis B. Brooks (not present for an interview)

Board of Architectural Review:

Mark E. Beasley
Scot Stone

Mr. Young indicated that, although he had not submitted a formal application, he would be interested in serving as a BAR Member if not appointed to the Planning Commission. The majority of Council concurred that Mr. Foland be appointed as a Planning Commission Member and that Mr. Stone and Mr. Beasley be appointed as Board of Architectural Review Members. The applications of Mrs. Brooks and Mr. Young will be considered again when another vacancy occurs.

Mr. Schwab reviewed for Council a Major Use Special Approval Application submitted by Charles Simms Development for the construction of 106 condominium units north of Alexandersville-Bellbrook Road and east of Clyo Road to be known as Cedar Cove. The 18.5 acre parcel of land is zoned R-PD and would develop at a density of 5.72 dwelling units per acre. Road improvements include the extension of existing Norwich Lane to Clyo Road in order to serve this particular development. Parkland dedication will also be required although it will be in the form of fee-in-lieu.

The units will be of brick and siding material, and will offer one and two car garages. The lakes within the project will not only provide aesthetics, but also retention areas.

Mr. Schwab reviewed the Planning Commission's recommendation for approval based upon the following conditions:

1. The developer shall dedicate the 60 foot wide right-of-

way and construct Norwich Lane as a public street across the southern portion of the property. Permits for a maximum of 63 dwelling units shall be issued by the City before the developer shall be required to record a plat dedicating the Norwich Lane extension in accordance with the City Subdivision Regulations.

2. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineer.

3. A sidewalk plan within the development approved by the City Planning Department shall be required.

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

5. 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.

6. Prior to the issuance of the City of any zoning or building permits for the development, 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.

Mr. Robert Archdeacon, Woolpert Consultants, and Mr. Charles Simms, Developer, reviewed their proposal. A sidewalk plan is now being developed. Between 25 and 30 units will be constructed each year. The price range will be approximately \$75,000.00 and \$100,000.00. Mr. Simms expressed concern with the formula to determine the fee-in-lieu of parkland dedication. He submitted that the fee not be based upon the selling cost of multi-family land per acre, but rather single-family since the Centerville-Washington Park District plans no park area in the multi-family zoned areas. He further believes that the fee structure should be determined year-by-year rather than each individual project so that developers would know in advance what would be required. Mr. Simms concerns will be addressed by Council in the near future.

Mr. Ray Roudebush and Mr. Wally Beerman were present to review for Council a proposal to develop a five-acre tract of land adjacent to the Dr. Thomas Farm on East Franklin Street, into approximately 16 condominium units maintaining the existing house as a clubhouse. A caretaker would be employed to care for the grounds, he would also reside in the clubhouse. Privacy would be provided with existing trees as well as a brick wall to be constructed around the project. Mayor Heintz pointed out the fact that this type development would require a rezoning of the subject land from B-2 to R-PD.

The Attorney for Dr. Thomas stated that if the five acres were developed as residential, his client's property would lose 2.5 acres of developable land due to the buffer strip which would be required between industrial and residential zoned land.

Dr. Thomas pointed out the fact that his family intends to develop their property as industrial in the future.

Mr. Roudebush was advised that a formal application is required if they intend to pursue this proposal.

Mr. Schwab reviewed for Council the Record Plan (Street Dedication) for Hartcrest Lane/Deer Run Road; this next segment of roadway would allow the next phase of Deer Run to develop. The Planning Commission recommended approval of this Record Plan subject to the following conditions:


1. The Washington Township Fire Department shall approve the layout of fire hydrants within the plat.

2. 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.

Discussed by Council was a request for financial assistance for the Centerville Community Band. The majority of Council concurred that if the amount needed is less than \$500.00, that said request be granted. Council indicated a willingness to assist to the amount of \$1,000.00, however, if the amount exceeds \$500.00, the matter shall again be discussed in Council Work Session.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor