

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 10, 1987

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

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

Mr. King reviewed for Council correspondence received from Mr. Taylor Kramer, Ohio Department of Health, Division of Epidemiology, relative to the disease of Histoplasmosis and bird dropping. This letter is in response to a concern of Mr. James Gallagher, 294 Cherry Drive, that the roosting of starlings in his residential area may cause this disease. Mr. Gallagher submitted a Petition signed by 26 residents in the affected area, requesting that the City of Centerville establish a priority program calling on all resources to find a solution to the starling problem and to assist the citizens of Centerville in ridding their property and neighborhoods of this public nuisance and health hazard. He further informed Council of his contact with Mr. John Patmore, Laurel, Maryland, concerning a successful solution to a similar problem at Annapolis, Maryland. Council requested that Mr. Patmore be contacted to obtain information relative to this solution. Mr. King will report to Council when information is received.

Mr. Schwab reviewed for Council a Record Plan for Pleasant Woods, a proposed development along Zengel Drive immediately south of Zengel Court. Eleven single family lots are proposed on this 5 acre parcel having a zoning classification of R-1d. Mr. John Judge, Judge Engineering representing the applicant, was present to answer any question of City Council. The Planning Commission, by unanimous vote, recommended approval of this Record Plan with the following conditions:

1. Sidewalks shall be constructed on the south side of Zengel Drive and on both sides of Pleasant Woods Court.

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

3. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer. Appropriate easements for off-site retention be obtained from Dayton Power & Light by the property owner and appropriate legal provisions be obtained for maintaining that off-site storage

facility. Those agreements shall be satisfactory to the City Attorney prior to their recording.

4. 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.

5. Prior to the signing of the Record Plan by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Mr. Schwab reviewed a Major Use Special Approval Application submitted by the J. S. Davis Company for the development of three auto dealerships along the south side of Loop Road and east of Voss Auto Group. The original plan has been modified to develop the property as two lots and incorporate green space as recommended by the City Staff. The Planning Commission unanimously voted to recommend approval of this Application to City Council subject to the following conditions:

1. If the requested Variances should not be granted, a revised set of drawings shall be submitted, subject to approval by the Planning Department, incorporating the required building and parking lot setbacks and required landscaping.

2. The parcel shall be graded to create the required vertical intersection sight distance for the driveway to dealership "B", subject to approval by the Planning Department.

3. All trees between the sidewalk and the curb shall be eliminated.

4. Detailed architectural elevations of all buildings shall be subject to approval by the Planning Commission.

5. The proposed wall located on the west property line shall be eliminated in the front yard to Loop Road.

6. All dumpster pads shall be concrete and of a dimension to allow the front wheels of the trash disposal truck to rest on the pad while emptying the dumpster.

7. The dumpster screening shall be subject to approval by the Planning Department.

8. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval by the Planning Department.

9. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

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

Mr. David Wheeler, Architect for the developer, defined the reason for the revised Plan: reducing the area to two lots creates less crowded conditions and provides that sight distances for curb cuts meet City requirements. Mr. Wheeler stated the developer's concurrence with all conditions outlined by the Planning Commission.

Mr. Schwab reviewed for Council a Rezoning Request and Major Use Special Approval Application submitted by the Sexton Companies for property located on the northwest corner of Alexandersville-Bellbrook Road and Clyo Road. The entire 136 unit apartment development would be constructed on a total of 22.97 acres of which 8.051 acres is the subject of the rezoning. The zone change request is from O-PD to R-PD to facilitate the development of this project on the total acreage. Mr. Schwab outlined the Variances which have been included in the Major Use Special Approval Application. The Plan includes the main entrance off Clyo Road, secondary entrance across from the entrance into Steeple Chase, a pool, tennis courts, a pond and a lake for retention purposes. The Planning Commission, by unanimous vote, recommended approval of the Rezoning Request as submitted, and the Major Use Special Approval with the following conditions:

1. The minimum floor area of the one bedroom ("junior") apartments not be less than 500 square feet.
2. The number of parking spaces required shall not be less than 240 spaces which is a ratio of 1.75 spaces per dwelling unit.
3. The fence height shall not exceed six feet.
4. The sign shall maintain a setback of 15 feet from the right-of-way.
5. The placement of identification signs shall be limited to one sign on each side of the main entrance drive for a total of two signs. Those signs shall not exceed the sign area permitted in the Sign Ordinance.
6. The use of brick shall be permitted in the construction of the fence for fence posts only.
7. The 8.051 acre portion of this site along Clyo Road portion shall be rezoned to R-PD.
8. A detailed lighting plan showing all exterior lighting shall be submitted, subject to approval of the Planning Department.
9. Street names shall be subject to approval by the Planning Department.
10. Prior to the issuance of any building permit by the City, the developer shall pay the fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.
11. 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.
12. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

Mr. Glenn Christian, representing the developer, defined their projects as fine residential developments with unique amenities. Buildings will be of brick construction, trees will be preserved throughout the development. Mr. Siler and Mr. Stone

stated their preference with the brick fence posts being of a height greater than the fence, as originally proposed by the developer.

Mr. Kenning brought attention to a notice received from the Ohio Department of Mental Retardation and Developmental Disabilities, the Office of Licensure, relative to the renewal of the license issued for the "Choices in Community Living/Women's Home", 9525 Sheehan Road. This letter has been circulated to all parties concerned and no feedback has been received.

Mr. King updated Council on unsightly conditions existing at Centerville Steel Products, Inc. Some improvements have been made. As recommended by Mr. King this matter will be referred to the Property Review Commission.

Mrs. McLaughlin advised that the following appointments will soon expire:

B. Scott Feldmaier as Chairman of the Board of Architectural Review.

Elmer C. Tate as Chairman of the Planning Commission.

Raymond Johnson as Member of the Sister City Committee.

Council concurred that these reappointments be made.

Mr. Kenning informed Council that the Police Cruisers previously ordered, have arrived at Voss Chevrolet.

Discussion followed relative to the need for restroom facilities at the Leonard E. Stubbs Memorial Park. Mr. Kenning will pursue financial assistance for the installation of these necessities from Civic Associations.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor