

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
NOVEMBER 9, 1987

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers J. V. Stone  
James Singer  
Bernard Samples  
Councilwoman Elect Sally Beals  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King  
City Engineer Karl Schab  
City Planner Alan Schwab

The following residents in the Pleasant Hill Plat, owning property near and/or adjacent to the Pleasant Woods development were present to discuss with Council their concern with the proposed drainage plan for the property under development:

Richard Welch	222 Pleasant Hill Court
Dan and Dorsie Hodapp	204 Zengel Drive
Ann Drayer	209 Pleasant Hill Court
Edward and Betty Stern	218 Zengel Drive
Duncan Creed	258 Zengel Drive
Ike Kitzerow	286 Pleasant Hill Drive
Timothy Mawby	190 Zengel Drive
Hart Fisher	232 Zengel Drive

Mr. Willam Mercer from the Dayton Power & Light Company was also present to answer any questions concerning property belonging to DP&L.

Mr. Schab reviewed the Construction Drawings for Pleasant Woods, relocating the detention basin from the DP&L property to its present location on three lots to be developed in Pleasant Woods. Mr. Schab explained water shed lines across properties involved. Mr. Mercer advised that DP&L has approved the location of this detention basin. Calculations are being submitted to the City Engineer for approval. Mr. Welch proposed that the City of Centerville stop construction at this time in the Pleasant Woods subdivision until the perceived drainage problem is solved. He is opposed to diverting additional water runoff onto his property. Mr. Hodapp advised that residents are opposed to increased or longer duration of water flow across their properties than now exists. Mayor Heintz proposed that the following three conditions be pursued: additional calculations and soil percolation tests be obtained by the City Engineer, the existing catch basin be examined, and the City of Centerville meet with the Dayton Power & Light Company to find a solution to the potential drainage problem. Mayor Heintz appointed Mr. Singer, Mr. Schab, Mr. Mercer and Mr. Welch to determine a solution and report to City Council.

Mr. Schwab reviewed a Major Use Special Approval Application submitted by Leonard K. Snell for property located north of Alexandersville-Bellbrook Road, east of Loop Road and south of I-675. This is a revised Plan for Chardon Valley restructuring multi-family and single family condominium units on 48.8 acres of land. Mr. Schwab outlined the difference between the previously approved Plan and this revised Plan. The Planning Commission, by unanimous vote, recommended approval of this Application to City Council subject to the following conditions:

1. The developer shall dedicate the 60 foot wide right-of-way from centerline along the north side of Alexandersville-Bellbrook Road across the southern portion of the property.

2. Alexandersville-Bellbrook Road shall be improved in accordance with a plan approved by the City Engineering Department. This plan shall include the following:

- a. A right-turn deceleration lane on Alexandersville-Bellbrook Road into the new private roadway entrance to the development;
- b. A left-turn lane on Alexandersville-Bellbrook Road into the new private roadway entrance to the development; and
- c. A temporary sidewalk along Alexandersville-Bellbrook Road across the frontage of the development.

3. The entrance drive onto Alexandersville-Bellbrook Road shall be redesigned to incorporate a third lane which will allow separate right and left-turn lanes exiting the development.

4. Overview Drive shall be extended an additional distance as a public dedicated street to provide an access street to the vacant BP-D zoned land east of the Interstate Executive Center Development.

5. All private streets shall be constructed to City Standards excepting roadway width subject to approval by the City Engineering Department.

6. The private streets shall be a minimum of 26 feet wide if no raised curb is used at the edge and a minimum of 28 feet wide (back-of-curb to back-of-curb) if a raised curb is used.

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

8. A sidewalk in the public right-of-way shall be required along Loop Road across the frontage of the development. The City Engineering Department shall review and approve the design.

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

10. 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.

11. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the City Flood Damage Prevention Ordinance.

12. The four story buildings shall not exceed 65 feet in height.

13. Each single family dwelling shall be setback a minimum of twenty feet from the edge of street pavement in front of the building.

14. Individual building elevations of the single family buildings shall not be required to be reviewed by the City Planning Commission or City Council.

15. The multi-family condominium buildings shall require a minimum of two parking spaces per dwelling unit.

16. Detailed plans of the four story condominium buildings including architectural elevations of the exterior and underground parking lot design shall be submitted to the City Planning Commission for review and approval.

17. The 6 foot high walls shown along Alexandersville-Bellbrook Road and Overview Drive shall be eliminated from the plan. Any other walls along Alexandersville-Bellbrook Road and Overview Drive to be proposed for consideration shall be submitted for review by the Planning Commission.

18. 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.

19. After a zoning and a building permit are issued for the first phase of the development, the developer may locate a temporary sales office trailer on the property for a maximum of one year after the above permits are issued or until the first building is completed for the development. The City Department of Development shall review and approve the location and site plan for the trailer before the trailer may be placed on the property.


Mr. Robert Archdeacon, Woolpert Consultants and representing the developer, identified the 147 detached and 144 attached residential units proposed. He emphasized the irregular topography of the land and the contour of the streets which will enhance this development. The Plan includes recreational facilities, a clubhouse and landscaping throughout. Mr. Archdeacon advised that his client has no problems with the conditions recommended by the Planning Commission. This high quality development will be constructed over a 3-5 year period. Mr. Archdeacon explained how the four story buildings, 65 feet in height, will sit below and blend in with adjacent properties and roadways.

Mr. Kenning reviewed a proposed Contract between the City of Centerville and Montgomery County for 1988 Public Defender services. Council concurred with said Contract.

Mr. Kenning reviewed alternative methods for the distribution of Local Government Fund and Centerville's receipts for the past twelve years.

Mrs. McLaughlin advised that the terms of Robert Looper and Robert Hosfeld will soon expire as members of the Planning Commission; both are interested in being reappointed. Council concurred that said reappointments be made.

Mayor Heintz gave a brief update relative to the potential construction of a swimming facility at St. Leonard Center and the establishment of a Recreation District. This matter will be further reviewed with Mr. Brian Forschner, Executive Director of St. Leonard Center.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor