

RECORD OF PROCEEDINGS

Minutes of

SPECIAL COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10111

Held April 7, 19 86

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, April 7, 1986 at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman James Singer, and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Brooks Compton
 Councilmembers Jeffrey Siler
 Bernard Samples
 J. V. Stone
 Charles Taylor
 James Singer
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab

LEONARD K. SNELL OFFICE PARK SITE PLAN

Mr. Singer moved that the Site Plan for the Leonard K. Snell Office Park, proposed to be located along the east side of Loop Road, north of Alexandersville-Bellbrook Road, and adjacent to the Alex-Bell Veterinary Clinic, be removed from the table. Mr. Siler seconded the motion. The motion passed by unanimous vote of City Council.

Mr. Compton moved that the Site Plan for Leonard K. Snell Office Park be approved, as recommended by the Planning Commission including the following conditions:

1. The Site Plan shall show the exact location and dimensions of the property proposed for development, including the proposed ownership of the land between Loop Road and the apparent property proposed for development.
2. The portion of the office development located in the apparent R-4 multi-family zoned land shall be eliminated.
3. A Record Plan approved by the City shall be recorded with the County dedicating Rentz Way as a public street prior to the Staff approval of this Plan. The proposed Plan for the office park access to Rentz Way shall be evaluated and changed, if necessary, to accommodate the final design of Rentz Way.
4. The location of the intersection of the public street, Rentz Way, and Loop Road shall be in accordance with the Deed Covenant on the land. The intersection shall be at a 90 degree angle instead of the slight angle shown.
5. A five foot wide sidewalk shall be constructed by the developer along Loop Road across the entire front of the project.
6. An access easement shall be recorded providing two-way access between Rentz Way and the undeveloped business-zoned land to the east and the south.
7. The curb cut to Loop Road shall be widened to permit two-way vehicular travel.
8. The minimum width of all double loaded two-way aisle parking bays shall be 60 feet.
9. Dumpster locations shall be shown on the Plan and appropriately screened from view.

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10. A Deed Covenant, approved by the City, requiring a planted strip a minimum of ten feet in width across the entire length of the property east of this property shall be recorded.

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 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. If the stormwater retention or detention is provided off-site, then a perpetual easement approved by the City shall be recorded to provide for the use and future maintenance of this stormwater drainage system.

13. A plan showing the architectural elevations of the buildings proposed on the site.

14. A plan for all exterior lighting.

15. No sign shall be approved as part of this application, unless additional information is provided of sufficient detail to determine if the sign is in compliance with the City sign requirements.

16. The easternmost curb cut off Rentz Way be eliminated, the other curb cut off Rentz Way be relocated in a more central location, and a curb cut be provided into the property to the east from the east parking lot. Additional circulation roadways will be the responsibility of future developments.

Mr. Singer seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 10-86 1986 STREET IMPROVEMENTS

Mr. Kenning recommended that the 1986 Road Improvement Program be increased from the Bid price of \$277,620.50 to \$364,000.00; this revised amount represents the budgeted cost of \$350,000.00 plus \$14,000.00 for improvements necessary at the rear of the Centerville Municipal Building to accommodate the drivers' ~~testing station~~ ^{reverse drive}. Mr. Stone sponsored Resolution Number 10-86, A Resolution Amending Resolution Number 7-86 Accepting The Bid Of T.d.M. Construction Company, Inc., For The 1986 Road Improvements In The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Siler seconded the motion. The motion passed by unanimous vote.

Mr. Dale Smith, future developer of property located at the northeast corner of Centerville Station Road and Cloy Road, brought attention to the unsightly condition existing on the northwest corner of Centerville Station Road and Cloy Road. Correction of this problem will be pursued by the City Staff.

There being no further business, the Meeting was adjourned.

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Approved:

Shirley F. Keintz
Mayor

ATTEST:

Marilyn J. Saundell
Clerk of Council