

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 12, 1986

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Jeffrey Siler
Charles Taylor
J. V. Stone
Bernard Samples
James Singer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Administrative Intern Michael Haverland

Mr. John Zengel, Zengel Construction Company, was present to review with Council his proposal for public street configuration in the development of John G. Black Communities, Inc. which abuts the Zengel Property to the east. He suggested that Zengel Drive "T" into Deer Run Road, perhaps the name change would discourage the use of Zengel Drive as a through street from North Main Street to Clio Road.

Mr. Stone left the Meeting at this time due to a potential conflict of interest with the next agenda item.

Council discussed the Conditional Use Request submitted by John G. Black Communities, Inc. to construct single family detached condominiums on the property immediately south of the Whispering Oak development. Mr. Schwab defined this proposal as being very similar in appearance to the Franklin East Subdivision. Concern was expressed with rear yards fronting on Clio Road, the lack of green space, small lot sizes, and the construction of private streets throughout the development. The majority of Council concurred that berming be required along Clio Road, sidewalks be constructed on all streets in the development, private streets be constructed in accordance with City Specifications, and that Zengel Drive "T" into Deer Run Road.

Mr. Stone returned to the Meeting at this time.

Mr. Schwab reviewed a proposal received from Boy Scout Troops 425, 516 and 524 to conduct a temporary tent sale at the Centerville Place Shopping Center on South Main Street for the period between August 20 - 23, 1986. The Planning Commission, by unanimous vote, recommended approval of this request to City Council with the condition that prior to the erection of the tent, a City building permit and a permit from the Washington Township Fire Department be obtained. Mr. Mark Edgington, Scout Master, advised that the tent will be erected on Wednesday before

the sale and removed on Monday after the sale.

Mr. Schwab reviewed a Site Plan for Centerville Station Section Two, the construction of office buildings on two lots at the northeast corner of Centerville Station Road and Clyo Road surrounding the Bank facility. Included on the Plan is an access onto Clyo Road and an access onto Centerville Station Road. Mr. Schwab reviewed the unanimous vote of the Planning Commission to recommend approval of this Site Plan to City Council subject to the following conditions:

1. Eliminate the raised median shown in the throat of the driveway onto Clyo road.

2. On each lot the two side-by-side parking bays shall be joined by a two-way driveway at the presently shown dead end.

3. All evergreen heights shown on the Plan shall refer to the height at planting. Each evergreen planted shall have a height at maturity exceeding six feet.

4. Dumpster locations and screening shall be approved by the City Planner.

5. All exterior lighting shall be approved by the City Planner.

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

7. 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.

8. No zoning certificate shall be issued concerning this application until the Centerville Station Section Two Record Plan approved by the City Council is recorded.

Mr. Steve Kelly, Woolpert Consultants Engineers and representing the Applicant, agreed with all conditions specified by the Planning Commission and submitted a revised Plan incorporating these conditions. Mr. Stone expressed concern with the appearance of the dumpsters from the bank and the parking lot. Mr. Kelly agreed to the fencing of the dumpsters on three sides plus a gate in the front.

Mr. Schwab reviewed a Record Plan for a Street Dedication of State Route 48 (South Main Street), opposite the main drive into the Centerville Place Shopping Center. The majority of the Plat is outside the Centerville Corporate Limits. The portion in Centerville is a 30 foot wide strip east of the centerline of South Main Street, the purpose being to provide a second access to the McDonald's Restaurant. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. An additional twelve feet of pavement shall be added to the width of the approach area of the access drive to allow for a dedicated left turn lane onto State Route 48.

2. The alignment of the access drive shall be subject to approval by the City Planner.

3. A striping plan shall be submitted subject to approval by the City Engineer.

4. All traffic signalization shall be installed at the cost of the developer subject to approval by the City Engineer.

5. A stormwater drainage plan, pertaining only to roadside stormwater disposal, shall be submitted subject to approval by the City Engineer.

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

7. 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.

Mr. Robert Archdeacon, Woolpert Consultants Engineers and representing McDonalds, offered their concurrence with all the conditions stated by the Planning Commission.

Mr. Schwab reviewed a Record Plan for Williamsburg South, property located on South Main Street across from Sheehan Road. The only portion being located in the City of Centerville is the right-of-way along State Route 48. The Planning Commission recommended unanimously approval of this Record Plan to City Council subject to the following condition:

1. The City approval shall be conditioned upon the addition of a plat covenant to the Record Plan approved by the City Attorney incorporating the following provisions:

a. The plat covenant shall specifically prohibit direct vehicular access from the Lot number 1 of the Record Plan to State Route 48 unless approved by the City of Centerville.

b. The City of Centerville shall be included as a party to this plat covenant and the approval of the City shall be required before this restriction may be waived or modified.

Mr. Schwab reviewed a Conditional Use Request submitted by Tifton Greens, property located south and east of Clyo Road extension and adjacent to Greenbrier Commons. The Planning Commission, by unanimous vote recommended approval of this Conditional Use Request to City Council subject to the following conditions:

1. A revised Site Plan, subject to approval by the City Planner, shall be submitted that incorporates the following changes:

a. Norwich Lane shall be extended along the southern portion of the property from Olde Greenbrier Lane to the west property line. Proper bonding should occur to insure the construction of Norwich Lane. The construction of Norwich Lane shall occur at the time the final section is developed.

b. This extended section of Norwich Lane shall be a public dedicated street, shall be recorded prior to the issuance of a zoning certificate for this project and shall be improved in accordance with the subdivision regulations of the City of Centerville, Ohio.

c. The intersection of Clyo Road and Pinehurst Trail shall be relocated to the east to match the location of the curb-cut

presently under construction. Any change in the location of this intersection must meet with the approval of the City Engineer.

d. Pinehurst Trail shall intersect Clio Road at a right angle to Clio Road.

e. Pinehurst Trail shall be extended to the south and connect to the new extended section of Norwich Lane.

f. Golf Court shall be situated no closer than one hundred feet to the right-of-way line of the extended Norwich Lane.

g. Private streets within the development shall be a minimum of 26 feet wide where no raised curbs are present and shall be a minimum of 28 feet wide when raised curbs are present. This width will allow parking on both sides of the street and one through lane between cars parked on each side of the street.

h. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.

i. Buildings located adjacent to Norwich Lane shall be setback a minimum of 30 feet from the right-of-way line.

j. Buildings located adjacent to the outside property lines of the tract shall be setback a minimum of 20 feet from that property line.

k. Buildings shall be setback a minimum of 20 feet from the edge of pavement of any internal private street.

2. A cross easement for vehicular access between Masters Court in the Tifton Greens Condominiums and Glastonbury Lane in the Greenbrier Commons Condominiums shall be approved by the City Attorney and legally recorded. The City of Centerville shall be included as party to this easement and approval by the City shall be required before this easement is modified or waived.

3. All proposed street names shall be approved by the Washington Township Fire Department.

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

5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Gary Donese, Applicant and Mr. Thomas McDougall, John W. Judge Engineering Company, reviewed a revised Plan incorporating some of the conditions recommended by the Planning Commission. Mr. Schwab expressed concern with the configuration of Pinehurst Trail off Clio Road, he believes that this access should be straight for at least 100 feet into the development to provide stacking of cars. The majority of Council concurred with the recommendation of Mr. Schwab concerning the configuration of Pinehurst Trail, that access onto Norwich Lane be redrawn and that sidewalks be required along Pinehurst Trail.

Mr. Schwab reviewed for Council proposed revisions to the draft Zoning Map for the City of Centerville to accommodate the relocation of East Whipp Road at Wilmington Pike across from Feedwire Road.

Mr. Schwab also reviewed a conceptual plan for the relocation of East Whipp Road to line-up with Feedwire Road at

Wilmington Pike. The majority of Council concurred that the City Staff continue to refine this proposal and report to Council at a future Work Session Meeting.

Discussion followed relative to the existing zoning and proposed zoning for property along the east and west side of South Main Street south of Bristol Drive and the Chevy Chase apartment complex. Council concurred with the proposed zoning but will consider any recommendation made by the Planning Commission at the close of their Public Hearing scheduled for May 27, 1986.

Mr. Kenning advised that the estimated cost to straighten Wilmington Pike has been increased. Correspondence relative to this matter has been transmitted to the Engineer for this project.


Marilyn J. McLaughlin
Clerk of Council

Approved:

Mayor

