

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 14, 1986

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Bernard Samples
Jeffrey Siler
Charles Taylor
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
Administrative Intern Michael Haverland
City Planner Alan Schwab

Mr. Kenning reviewed a Group Blood Assurance Plan being offered for City of Centerville personnel. A Blood Bank will be set up in the Community Room on Wednesday, July 23, 1986 between 9:00 A.M. and 3:00 P.M. for this purpose.

Mr. Kenning briefly reviewed recommendations which affect Centerville contained in a comprehensive evaluation of all RTA routes and schedules in the Miami Valley. He asked that remarks and suggestions be submitted to him within the next two weeks.

Mr. Kenning outlined Centerville's involvement in the recent Miamisburg Plume. Police Officers and cars were sent to Miamisburg for assistance. Problems encountered during the emergency are being reviewed for future protection.

Mr. Thomas Beckett, representing St. Elizabeth Corporation, and Dr. Brian Forschner, Executive Director of St. Leonards Center, were present to discuss with Council their request to rezone approximately 121.083 acres of land from R-1 to EC, land which surrounds the current St. Leonards Retirement Center at 8100 Clyo Road. Mr. Schwab reviewed this Rezoning Application and described surrounding land uses as single-family residential, park land and light industrial. The City Staff recommended approval of this rezoning based upon the following findings:

1. The Comprehensive Plan designates this particular area in question as quasi-public land use.
2. The Policy Plan adopted by the City states that the area should be "maintained as predominately low-density single-family residential with open space for community use and environmental preservation".

3. The Policy Plan states that the community services objective should "cooperate with administrator/owners of facilities providing for the special needs of elderly citizens".

Mr. Schwab explained the fact that, following the Public Hearing before the Planning Commission, the total acreage was

reduced by approximately 1/3 to delete that land being negotiated for park purposes.

Mr. Schwab reviewed a Conditional Use Request submitted by St. Elizabeth Corporation for that property included in the Rezoning Request, in order to develop a continuing care retirement community at St. Leonards. Construction will take place in three phases. He also reviewed a Conceptual Plan for the future development of the entire area. The Planning Commission recommended approval of this Conditional Use Request unanimously, subject to the following conditions:

1. That the property be rezoned to the Entrance Corridor zoning district.
2. Forty-three (43) feet of right-of-way from the centerline of Centerville Station Road across the entire front of the property shall be dedicated to the City.
3. Forty-three (43) feet of right-of-way from the centerline of Clyo road across the entire front of the property shall be dedicated to the City, with the exception that the intersection of Clyo Road and Centerville Station Road the dedication shall increase to sixty-six (66) feet in width from the old centerline of Clyo Road tapering to the forty-three (43) foot width at a point 700 feet south of the intersection.
4. All boulevard roadways shall be constructed as two-lane roadways east of the drive to the existing cottage development as a part of Phase I and shall be completed in their entirety as a part of Phase II.
5. The northeast drive that intersects with the main boulevard roadway accessing the Phase II Commons building from Centerville Station Road shall be a boulevard for a short section that tapers from the intersection to the shown two-lane roadway.
6. A minimum 90 foot in diameter turn-around shall be required in the roadway at the back of the Phase I Independent Living Rental Apartments and at the roadway at the back of the Phase II Commons building.
7. Vehicular turning radii at all intersections shall be a minimum of 45 feet.
8. All proposed street names shall be approved by the City Planning Department.
9. Pedestrian access to Seminary View Drive shall be provided.
10. A revised plan of sidewalk locations shall be approved by the City Planner which more completely ties together both the internal sidewalk network and links this internal sidewalk network to the public sidewalks adjacent to the project area.
11. The northeast three-story wing of the Phase III development housing 51 life care apartments shall be located no closer than 390 feet from the eastern property line abutting the existing single-family residential properties. Redesign of the wing to extend a portion of it to north shall be an acceptable site plan change to satisfy this condition.
12. A detailed landscape plan approved by the City Planner shall be submitted. This plan shall include evergreen screening in the landscape buffer (75 foot building setback area) along the

east side of the property adjacent to the existing single-family residences. The existing evergreen trees along the south side of Centerville Station Road shall remain with the exception of the roadway access areas to the property. Consideration should be given to developing the eastern buffer line prior to development if possible and to work with the developer on that issue.

13. Any courtyard which will be totally enclosed must be made accessible by at least a three (3) foot wide gate.

14. Final building elevations of all buildings shall be approved by the City Planning Department.

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

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

17. The plan for all exterior lighting shall be subject to the approval of the City Planner.

18. Dumpster location and screening shall be subject to the approval of the City Planner.

19. A revised plan for the retirement community shall be approved by the City Planner which incorporates all the above requirements.

20. The streets within the development shall be required to be constructed to City specifications except in roadway width.

Mr. Schwab recommended that one additional condition be added if this Conditional Use is approved by City Council: Separate left turn lanes shall be constructed by the developer along Clio Road and Centerville-Station Road at the access drives to the development. The City Engineer shall approve the design of these improvements. This condition has been discussed and agreed to by Dr. Forschner.

Discussion followed relative to the elevation of the large complex and the exterior architecture of buildings. It was pointed out by Mr. Beckett that multiple buildings would not be feasible instead of the large complex, for the use intended.

During further discussion, emphasis was placed upon the following:

1. The entire land is not proposed for rezoning, that portion being negotiated for park purposes will remain R-1.

2. The zone change proposed on the new Zoning Map for the City of Centerville rezones the total acreage to R-PD.

3. After the new Zoning Map would go into effect, the Applicant may wish to initiate a rezoning of that land being negotiated, to return it to R-1 zoning classification.

With these factors in mind, St. Elizabeth was encouraged by Council to resolve the park land issue soon so that it may not be necessary to rezone that land to R-1 after the effective date of the new Zoning Map, in consideration of land appraisals in the future.

In consideration of a recent barking dog complaint, Mr. Kenning reviewed current regulations and the enforcement procedure utilized in the City of Centerville. Centerville's


legislation relative to this issue is much like that of other Municipalities.

Mayor Heintz brought attention to the deterioration of a temporary garden center and expressed concern for the possibility of like situations in the future. Mr. Taylor suggested that a Council Policy be drafted to develop criteria for these type situations. Said Policy will be drafted and brought before Council for adoption. Council concurred that such a Policy should then be sent to prospective temporary garden center proprietors in 1987.

Mr. Kenning reviewed a recent complaint filed by a resident of North Village Drive, objecting to the "No Parking" regulation in the 400 block of North Village Drive. Mr. Kenning views the matter as a convenience to a resident vs safety, he believes the present situation is workable. The majority of Council concurred that no change be made to this traffic order.

Mr. Kenning reviewed costs encountered to ready the building to the rear of the Municipal Building for use by the State of Ohio, Drivers License Division. The total cost expended is \$75,609.00, income per year - \$11,400.00, constituting a pay back in 6.6 years.


Marilyn J. McLaughlin
Clerk of Council

Approved: 

Mayor