

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
NOVEMBER 10, 1986

TIME: 9:00 P.M.
PLACE: Asahel Wright House

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

Mr. Schwab reviewed for Council a Revised Plan for the construction of a residential multi-family condominium development at the northwest corner of Bigger Road and Alexandersville-Bellbrook Road by Hills Developers, Inc. The Plan originally submitted was proposed at a density of 8 units per acre. The Revised Plan at a density of 7 units per acre locates 8 units per acre on the northern portion and 6 units per acre on the southern portion of the 57.297 acre tract of land. The units on the southern portion will be of ranch style construction each having a garage. Access to the development remains as included on the original Plan, all interior streets are private. Discussion followed relative to the total change in appearance of the buildings and street configuration on the southern portion of the property. Concern was expressed that residents in the Greenbrier Commons Development be made aware of this Revised Plan.

Mr. Schwab reviewed for Council a request for lot split submitted by Russell and Dorothy Crockett, 1235 Black Oak Drive, and Thomas and Maxine Leen, 1237 Black Oak Drive. This lot split upon denial by the Planning Commission comes to City Council on an Appeal. Mr. Schwab reviewed the opinion of the City's Municipal Attorney to the Planning Commission that the request not be granted based on the idea that undersized lots would be created, as well as the ramification of such actions should the owners have disputes concerning the maintenance of the property. Mr. Schwab reviewed for Council City Staff's recommendation for approval based upon the following analysis:

1. The subject property is a part of the Black Oak Estates IV Subdivision, Section 2 and is currently developed as a double in accordance to the provisions of the subdivision regulations and Zoning Ordinance.

2. The granting of the lot split would establish two lots that are above the minimum lot area but are below the minimum lot width and minimum side yard as required by the Zoning Ordinance.

3. The minimum lot width of 100 feet applies to a lot having an area of 15,000 square feet.

4. Since the subject property is developed, the granting of the lot split would not alter the appearance of the property or change the character of the neighborhood.

5. In this situation, the granting of the lot split would have very little effect other than the execution of the deeds.

6. There would have to be some type of deed restrictions, that are agreeable to both owners, to provide for maintenance and uniformity of the properties and the decoration of the exterior of the structure.

Mr. Schwab reviewed an Application for Major Use Special Approval submitted by Woodley Development for the construction of a Commercial/Office/Light Industrial Development on property located north of Clyo Road Extension, south of I-675 and west of Bigger Road. This Preliminary Plan includes two retention basins, two 100 foot buffers and a dedicated street looping through the property. The Planning Commission, by unanimous vote, recommended approval of this Preliminary Plan to City Council subject to the following conditions:

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

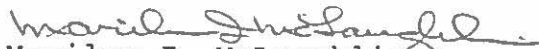
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

3. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed stormwater retention basin.


4. Business Parkway is to be a public dedicated street.

5. The two buffer strips on the site be reduced to fifty feet in width with all additional mounding and landscaping to be reviewed and approved by staff.

Mr. Siler was not present during this agenda item, due to a potential conflict of interest.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Shirley A. Deems
Mayor
