

Held September 9, 19 85

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, September 9, 1985 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, Pastor of the Heritage Presbyterian Church and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor  
 Councilmembers Bernard Samples  
                   Jeffrey Siler  
                   J. V. Stone  
                   James Singer  
                   Brooks Compton

Clerk of Council Marilyn McLaughlin  
 City Manager Darryl Kenning  
 Assistant City Manager Jon Bormet  
 City Planner Alan Schwab  
 City Engineer Karl Schab  
 Municipal Attorney Robert Farquhar

ORDINANCE NUMBER 10-85 ZONING ORDINANCE AMENDMENT OXFORD

The Public Hearing was held concerning Ordinance Number 10-85, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 67.773 Acres More Or Less, From Centerville Light Industry Classification To Centerville Entrance Corridor Classification.

Mr. Schwab reviewed this Rezoning Request submitted by Oxford Development Enterprises, Inc., for property located along the north side of Alexandersville-Bellbrook Road, north and west of the intersection of Alexandersville-Bellbrook Road with Clyo Road. A Conditional Use Application has also been submitted by Oxford Enterprises, Inc. for 44.75 acres of this land, said property situated along the west side of proposed northern extension of Clyo road, approximately 1000 feet from the intersection of Alexandersville-Bellbrook Road with Clyo road. The Applicant proposes to develop the area designated into a 358 unit adult apartment complex, if the Rezoning is granted. Mr. Schwab located the property on a map and reviewed the land uses of surrounding property. Proposed is the construction of two and three story buildings, a recreation facility, swimming pool, tennis courts, garages, carports and detention ponds, with the access being off extended Clyo Road. A Conceptual Plan for the future development of the property to the south included in the Rezoning Request but not part of the Conditional Use, proposes condominiums and office buildings. Mr. Schwab reviewed the unanimous vote of the Planning Commission for approval of these Requests subject to the following conditions:

1. Sixty feet of right-of-way from the centerline of Alexandersville-Bellbrook Road across the front of the property shall be dedicated to the City.
2. The main entrance drive from Clyo Road to the turnaround

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adjacent to Alexandersville-Bellbrook Road shall be a public dedicated street with sidewalks on both sides of the street and built in accordance with the City Subdivision Regulations.

3. Walkways shall be added to both sides of the main entrance drive to the apartment complex and shall link together all the internal sidewalks within the complex. The design of these additional walkways shall be subject to the approval of the City Planner.

4. Landscape screening shall be required along the east property line north of Clio Road adjacent to the industrially zoned land. The design for this screening shall be subject to the approval of the City Planner.

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

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

Mr. John Koverman, Attorney for Oxford Development Enterprises, Inc., pointed out the fact that an apartment complex of the type proposed is very complimentary to industrial uses, topography of this land is not adaptable to industrial development. Upon question of Mr. Singer, Mr. Schwab advised that corporate headquarters would be a permitted use in the Entrance Corridor zone classification.

Mrs. Christine Snyder, 7897 Raintree Road, brought attention to the Policy Plan recently adopted by Council, she asked Council to consider balance between single-family and multi-family units in Centerville so that the ratio may be maintained. Mrs. Snyder emphasized the value of maintaining industrial zoning along I-675.

Mr. Karl Zengel, President of Zengel Construction Company, explained their plans to sometime in the future develop 30 acres of land across from this proposed development into a 80 to 100 multi-family complex.

Mr. Taylor, recognizing the topography of the property, sees this as a very desirable development near I-675.

Mr. Singer, expressing concern with the ratio between single-family and multi-family development in Centerville, encouraged retaining I-1 zoned areas for future development.

Mr. Compton pointed out the fact that Entrance Corridor zoning expands the use of the land rather than limits it for future development.

Mr. Taylor sponsored Ordinance Number 10-85, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Rezoning 67.773 Acres More Or Less, From Centerville Light Industry Classification To Centerville Entrance Corridor Classification, and moved that it be passed.

Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion, Mr. Singer voted no.

OXFORD DEVELOPMENT ENTERPRISES, INC. CONDITIONAL USE

The Public Hearing was held concerning the Conditional Use

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Request filed by Oxford Development Enterprises, Inc. to Develop 44.75 of the 67.773 acres of land just rezoned to Entrance Corridor into a 358 unit adult apartment complex to be known as Steeplechase.

Mr. Koverman reviewed the background of Oxford Development and cited two of their projects in the south of Dayton area - The Chimneys located in Kettering and Hunters Chase located south of the Dayton Mall. He defined a shortage of available apartment units in the south of Dayton area. The site development for light industry of this property would be extensive.

Mr. Jeff Ferns, Project Manager, identified this as a top quality multi-family project incorporating the environment, amenities and low density. Oxford Development manages what they build, they have a long time commitment to the Dayton area.

Mr. Joe Theil, Architect for the developer, described the building as being on a plateau. Buffering will be maintained on the west and north. The buildings will be two and three stories maintaining a low density residential character. They agree to all recommendations of the Planning Commission.

Upon question of Mrs. Snyder, Mr. Ferns defined an adult apartment complex as having occupants eighteen years of age and older. She expressed concern with accessibility from one area to another in Centerville for walkers and bicycle riders. Mr. Theil pointed out that perhaps this issue should be addressed when the property to the west is developed.

Mr. Compton brought attention to the fact sidewalks will be provided along Clio Road and through the development; right-of-way will be dedicated along Alexandersville-Bellbrook Road to adequately provide for sidewalk installation. He recognizes this as a good development, the subject land is not conducive to industrial development.

Mr. Singer briefed Mr. Koverman on the Policy Plan recently approved by City Council. This is the first application of its use since adoption. He expressed concern with the ratio of multi-family vs single-family and its effect on the single family residential character of Centerville.

Discussion followed relative to the dedication and construction of the public street from Clio Road to the south edge of the subject property. It was determined to be in the best interest to dedicate the right-of-way but not construct the roadway at this time.

Mr. Compton moved that the Conditional Use Request filed by Oxford Development Enterprises, Inc. to construct a 358 unit adult apartment complex north of Alexandersville-Bellbrook Road and west of Clio Road extension, be approved as recommended by the Planning Commission, including all conditions, the dedication of the right-of-way of the public street from Clio Road to the south edge of the property included in the Conditional Use Request, and that the effective date of this approval coincide with the effective date of the Ordinance to change the zoning to Entrance Corridor. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Singer voted no.

DATTON LEGAL BLANK CO. 10111

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ORDINANCE NUMBER 12-85 ZONING ORDINANCE AMENDMENT  
LUTHERAN SOCIAL SERVICES REZONING

Mr. Taylor moved that Ordinance Number 12-85, An Ordinance Amending Ordinance 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 13.6 Acres More Or Less, From Washington Township R4 Classification To Centerville Entrance Corridor Classification, be set for Public Hearing on October 21, 1985. This being a Rezoning Request filed by Lutheran Social Services of the Miami Valley for property located along the west side of State Route 48, approximately 50 feet north of the intersection of Loop Road with State route 48. Mr. Samples seconded the motion. The motion passed by unanimous vote of Council.

KIWANIS CLUB OF CENTERVILLE CONDITIONAL USE

Mr. Stone moved that the Conditional Use Request filed by the Kiwanis Club of Centerville to provide annual sale of Christmas trees along the west side of State Route 48, approximately 100 feet from the intersection of Fireside Drive with State Route 48, be set for Public Hearing on October 21, 1985. Said property being that owned by Lutheran Social Services of the Miami Valley. Mr. Compton seconded the motion. The motion passed unanimously.

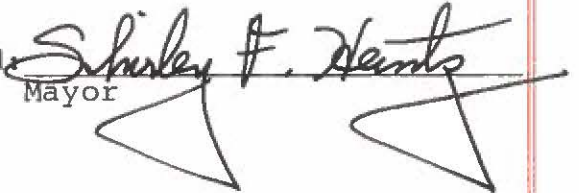
RESOLUTION NUMBER 24-85 COG AGREEMENT

Mr. Kenning reviewed a proposed Resolution to authorize the execution of a Council of Governments Agreement. This Agreement provides for the operation of the Miami Valley Cable Council. Small changes have been made to the previous Agreement to bring it in line with the practices of the Cable Council. Mr. Siler sponsored Resolution Number 24-85, A Resolution Authorizing The Execution of A COG Agreement, and moved that it be passed. Mr. Taylor seconded the motion. The motion passed unanimously.

There being no further business, the Meeting was adjourned.

Approved:

Mayor

*Shirley F. Hants*  


ATTEST:

*Wanda M. Laughlin*  
Clerk of Council