

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JANUARY 14, 1985

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

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

Mr. Rudy Albachten, a resident of the City of Centerville, reviewed for Council his proposal to make available for purchase post cards of the City of Centerville. His preliminary research has revealed that one style card would cost approximately \$300.00 for 3,000 (cost includes a four color process and the cost of having the picture taken by a professional photographer). He believes that the Breakfast Optimist Club of Centerville would overwrite the cost of one card. He suggested that perhaps other organizations might overwrite cards also, if contacted. He encouraged the promotion of this idea so that cards would be available for the coming summer months. Council concurred that Mr. Albachten pursue his idea, the City will assist in choosing the sites for the production of a 3 1/2 x 5 glossy print card.

The following Applicants were interviewed for appointment to the Centerville Property Review Commission. Council concurred with the appointments as follows:

John Lohbeck, Chairman	3 years
Dan Carfagno	3 years
Glenn Aidt	3 years
Richard Ernst	2 years
James Wasson	2 years
Robert Perkins	1 year
Richard Russell	1 year (Mr. Russell was not present for an interview. This will be an agenda item for the January 21, 1985 Council Meeting.

Mr. Schwab reviewed for Council the Conditional Use Application submitted by St. Leonards, Inc. to allow the construction of up to 86 cottages on approximately 14 acres of land located on the southeast section of St. Leonard Center, 8100 Clyo Road. Proposed are single story ranch style buildings. The Planning Commission, by unanimous vote, recommended approval to City Council with the following conditions:

1. This approval shall only pertain to the site plan submitted for the 14 acres.
2. Strong consideration of improvements to Clyo Road and the entrance drives to St. Leonard's shall occur with the submission of

plans to develop the next phase of St. Leonard's following development of this 14 acre portion of the property.

3. A detailed stormwater drainage plan incorporating detention or retention and erosion control during construction shall be approved by the City Engineer prior to issuance of a zoning permit.

4. A maximum of 86 dwelling units shall be constructed on the 14 acre parcel of ground.

5. City Staff may approve minor changes to the architecture, layout, and dwelling unit mix in each building; however, Staff may not approve any increase in the number of dwelling units.

6. All driveways shall be a minimum of 20 feet in length.

7. Street names shall be approved by the City Staff.

8. If the entire loop street is not constructed at one time, then a temporary turn-around 90 feet in diameter shall be constructed at each unjoined leg of the loop street longer than 300 feet in length.

9. Additional walkways linking the walk surrounding the lake to this section of the development and future surrounding development shall be required subject to City Staff approval.

10. The City agrees to waive the required 75 foot building setback requirement and a provision be made by the Franciscans to create a 75 foot setback area around the north, south and east borders subject to the approval by the Municipal Attorney.

11. A fire hydrant plan approved by the Washington Township Fire Department shall be required prior to the issuance of a zoning permit.

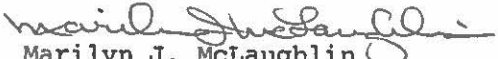
Mr. Schwab brought attention to the following two notations which the City Staff made to the Planning Commission:

1. This site plan, which includes the entire acreage owned by the Franciscan's within the City, is being considered as a concept plan for discussion purposes only and no approval is being given for this plan.

2. The City recognizes and supports the long-standing plan by the Centerville -Washington Park District to acquire for park purposes the woods at the southeast corner of the Franciscan's land and, also, the Franciscan's land to the south including the land along the Sugar Creek. The existence of this concept plan showing residential development of this proposed park land shall in no way alter the commitment of this City the work with the Park District and the landowners to achieve the preservation of this land for public park purposes.

Dr. Brian Forschner, Executive Director of St. Leonards, Inc., Mr. Gene Brown, Engineer for the project, and Mr. Don Porter, Architect for the project, were present to discuss their Application. Dr. Forschner stated his concurrence with the recommendations made by the Planning Commission. Their plans are to break ground during the spring of 1985.

Following discussion, Council concurred that more consideration should be given in the future to the appearance of the sides of buildings which will be viewed from ramps and I-675.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: \_\_\_\_\_  
Mayor