

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
FEBRUARY 4, 1985

TIME: 7:45 P.M.  
PLACE: Centerville Municipal Municipal, Law Library

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

Mr. Schwab reviewed for Council a Site Plan submitted for the Southmont Building located at 93 West Franklin Street in the Architectural Preservation District. Owner David L. Sarber is proposing to construct a two story office building on this property located immediately west of the Home of the Centerville Historical Society. Mr. Schwab reviewed the following conditions recommended for approval by the Board of Architectural Review and the City Planning Commission:

Board of Architectural Review:

1. All building colors shall be subject to staff approval.
2. The chimneys shall be faced with brick.
3. A minimum of a 5 foot wide area shall be provided along the north property line for screening.
4. Wood gates shall be installed on the dumpster fence.
5. A detailed lighting plan showing all exterior lamps including landscape, parking lot, sign and wall lamps, detailing the location, lamp type, beamsread, and intensity shall be submitted subject to staff approval.
6. Sign face materials and color shall be subject to staff approval.
7. A limestone retaining wall shall be constructed along the east property line from the northeast corner of the property to the rear wall of the building.

Added to these conditions are:

the building setback be increased by eight feet, the front entrance of the building shall project a minimum of one foot from the wall, the colors shall be: Chesapeake Standard red brick, Putnam Ivory and Gloucester Sage trim, and the roof shall be dark brown, and the sign shall be submitted to the Board of Architectural Review for approval.

City Planning Commission:

1. The building shall be setback 20 feet from the public right-of-way.
2. A detailed stormwater drainage plan incorporating either retention or detention shall be subject to approval by the City Engineer.
3. A 4 foot wide planting area and entrance walkway shall be provided at the rear of the building.

4. Bumper blocks shall be required for all parking spaces. Mr. Gary Gunnoe, Attorney for the Applicant, reviewed an architectural sketch of the building proposed and the Site Plan. Mr. Sarber stated his concurrence with all conditions of approval by the Board of Architectural Review and the Planning Commission.

Mrs. Martha Boice, representing the Historical Society, brought attention to a letter written by BAR Member Janet Thobaben to her fellow Board Members in which she cited the proposed building as being too massive, it breaks up the streetscape and rhythm of the facade.

The majority of Council indicated their concurrence with the Site Plan as recommended for approval.

Mr. Schwab reviewed a Site Plan submitted for Walden Place, 15 Westerly Lane in the Architectural Preservation District. Proposed is the construction of a total of 16 two story attached units (including the present residence) at a density of 7.0 units per acre. The Planning Commission recommended approval of this Site Plan to City Council with the following conditions:

1. Before any construction begins, a perpetual maintenance agreement between all the property owners on Westerly Lane acceptable to the Centerville Municipal Attorney be legally recorded.

2. A detailed stormwater drainage plan incorporating either retention or detention shall be subject to approval by the City Engineer.

3. The entire length of Westerly Lane to SR 48 be improved to standards approved by the City Engineer.

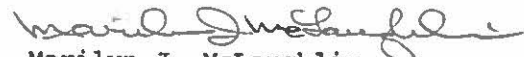
4. The water line and fire hydrant plans be approved by the Washington Township Fire Department.

5. The easternmost drive off of Westerly Drive shall be 20 feet wide at its entrance.

6. All drives intersecting Westerly Drive shall have a 15 foot minimum turning radius.

Mr. Ron Bossi, Stylecraft Homes Inc., was present and indicated his concurrence with all conditions of approval. Mr. Taylor encouraged the dedication of Westerly Drive through this development as a public street. Mr. Kenning advised that this Site Plan will be before the Board of Architectural Review during their Meeting scheduled for February 5, 1985.

Council reviewed the report prepared by the Whipp Road Study Group concerning the proposed widening of Whipp Road. This Report will be received by City Council on February 18, 1985.

  
Marilyn J. McLaughlin  
Clerk of Council

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