

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
OCTOBER 7, 1985

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

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

Mr. Schwab reviewed a Rezoning Request and Conditional Use Request submitted by St. Elizabeth Retirement Center, Inc., for property located along the north side of Alexandersville-Bellbrook Road and west of Bigger Road. He reviewed attempts in previous years to rezone the subject property as well as adjacent properties, said applications were submitted by property owners for commercial use.

The Rezone Request consists of approximately 57.297 acres being changed from Washington Township R-3 to Centerville E-C zone classification. The Planning Commission unanimously recommended approval of this Rezoning to City Council based upon the following City Staff analysis:

1. The City Master Plan designates low density single-family residential land for the land west of the subject tract of land. However, this tract of land west of the subject tract of land was rezoned from single-family residential to E-C after the adoption of the Master Plan.

2. The City Master Plan designates low density single-family residential land use for this land. However, the existing E-C zoned land west and adjacent to this tract of land presently has an arbitrary and illogical eastern boundary line. The extension of the E-C eastern boundary line to Bigger Road is more logical.

3. This subject tract of land is relatively small in size for the development of a single-family neighborhood. Also, the land is bordered on three sides by major highways.

4. The City Policy Plan directs the City to cooperate with administrator/owners of facilities providing for the special needs of elderly citizens. Monitor demographic trends to assure that the City will remain responsive to the needs of an increasing population of older residents.

Mr. Schwab reviewed for Council, Planning Commission's unanimous vote to recommend approval of the Conditional Use 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 equivalent of one lane of pavement widening shall be added to Alexandersville-Bellbrook Road across the front of the property. This widening shall include curb, gutter, storm drainage, and sidewalk improvements in the public right-of-way along the north side of Alexandersville-Bellbrook Road. These plans shall be subject to the approval of the City Engineer.

3. The centerline of the driveway onto Bigger Road shall match the centerline of the driveway on the east side of Bigger Road approximately across from it. The median on Bigger Road shall be altered at this driveway to provide left-turn lanes to the driveways on each side of Bigger Road at this location.

4. Restricted emergency access shall be provided to Norwich Lane subject to the design being approved by the Washington Township Fire Department; the access to Bigger Road shall be approved as shown; there shall be no access to Alexandersville-Bellbrook Road; and the ring road which provides internal circulation shall be designed to allow future access to the north.

5. A minimum 90 foot in diameter turn-around shall be required for the roadway that dead-ends in the rear of the Commons building unless the Washington Township Fire Department agrees to an alternate plan.

6. All proposed street names shall be approved by the Washington Township Fire Department.

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

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

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

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

11. A detailed landscape plan approved by the City Planner shall be submitted.

Mr. Schwab reviewed a revised plan received this date, incorporating concerns expressed by the Planning Commission. The revised plan includes approximately 33 1/2 acres of the total acreage included in the Rezoning, 358 elderly apartment units, 100 bed nursing home and 24 garden homes. Total development would not occur at one time, construction would be in phases.

Mr. Roger Schutte, Architect for the project, advised that his client would construct the sidewalk along Alexandersville-Bellbrook Road at this time, but would rather construct the additional roadway when it is needed in the future. Discussion followed relative to the improvement of this roadway, and to the emergency access onto Norwich Lane.

Mr. John Beals, Lockwood, Jones & Beals, Inc., reviewed for Council a Traffic Analysis and Preliminary Engineering Study of South Main Street and Spring Valley Road in the City of

Centerville. This Study was performed by the said Engineering Firm to determine existing and future transportation needs within the project area. Based upon current and projected traffic volumes, they recommend a five lane roadway for both Spring Valley Road and South Main Street. This configuration would allow for two through lanes each direction, and a protected left turn bay. The Study breaks the recommended improvement into phases and provides a cost analysis for each phase. Mr. Kenning suggested that phase one be considered for final engineering in 1986 with construction beginning in 1987; this will be an item for consideration during Budget review.

Briefly reviewed was a proposed drainage Ordinance for the City of Centerville. Mr. Schab pointed out the fact that much contained in this Ordinance is already imposed in the administration of other City requirements. Council concurred that this Ordinance be put in its final form and reviewed by Municipal Attorney Robert Farquhar for consistency. If finalized in time, it will be placed on the Council Meeting agenda for October 21, 1985.

Mr. Kenning advised that the Dayton-Miami Valley Regional Arts & Cultural District has requested an extension of their existence for an additional five years. Council concurred that this extension be granted. The necessary legislation will be prepared for the Council Meeting scheduled for October 21, 1985.

Mr. Kenning recommended that, despite an opinion rendered by Mr. Farquhar, an amendment be passed to the Personnel Ordinance to provide for vacation credit to full-time employees who were formerly employed by the State of Ohio or a political subdivision thereof, and who are entitled to additional vacation credit based upon such prior public service. He believes that the City has a moral obligation to do this since this has been a State Law for several years; however, the City just became aware of this recently. Following discussion relative to the State Law and Mr. Farquhar's opinion relative to a recent court decision, Council concurred that this item needs more consideration before a determination is made.

  
Marilyn J. McLaughlin  
Clerk of Council

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