

Held February 27, 19 84

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, February 27, 1984 at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman Bernard Samples, 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  
                               Brooks Compton  
                               Jeffrey Siler  
 Clerk of Council Marilyn McLaughlin  
 City Manager Darryl Kenning  
 City Planner Alan Schwab  
 City Engineer Karl Schab  
 Administrative Assistant Jon Bormet  
 Service Director Richard Bishop

Mayor Heintz advised that Councilman J. V. Stone would not be present for this Council Meeting. Mr. Compton moved that Councilman Stone be excused from this Meeting. Mr. Siler seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Councilman James Singer entered the Meeting at this time.

Mayor Heintz stated the purpose of this Meeting being the review of a Site Plan for the proposed development of Whispering Oaks, a condominium development to be located at the southwest corner of Alexandersville-Bellbrook Road and Clyo Road. She outlined items which would not be under discussion during this review.

Mr. Schwab reviewed the proposed Site Plan for Whispering Oaks, an 80 multi family development (60 ranch style units, 20 townhouse units) at a density of 4.4 units per acre, permitted density being 5.5 units per acre of land. The Plan includes retention basins designed to retain water only during a high intensity rainfall. Mr. Schwab reviewed the grades and sight distances, east and west, on Alexandersville-Bellbrook Road. Access is proposed onto Alexandersville-Bellbrook Road and a full movement access onto Clyo Road. Mr. Schwab reviewed the unanimous recommendation for approval by the Planning Commission to City Council of this Site Plan with the following conditions:

1. The street name be changed to a name acceptable to City Staff and the street be identified with a standard City street sign.
2. Sixty (60) feet of right-of-way from centerline along Alexandersville-Bellbrook Road be dedicated to the City by the developer.
3. The access along Alexandersville-Bellbrook Road is to be restricted to a right-in, right-out movement only with the design of a barrier to be determined by Staff.
4. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection, approved by the City Engineer shall be submitted.
5. The Washington Township Fire Department must approve the fire hydrant layout.
6. The sharp curves in Whispering Woods Lane must be reduced in a manner acceptable to the City Planner.
7. "No Parking - Fire Lane" signs must be installed along the entire length of Whispering Oaks Lane.

Mr. Greg Taylor, representing the developer, emphasized the fact that proposed density is less than that which is permitted. He sees the project as designed, a real asset to the Centerville area. He advised that the

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developer has no problem with the conditions recommended by the Planning Commission.

Mr. Robert Scott, 7275 Forest Brook Boulevard, explained the major concern of residents in Black Oak Forest relative to the proposed development, is the drainage situation or lack of a detailed drainage plan for Whispering Oaks. He questioned the amount of water runoff today as opposed to what is anticipated in the future. He suggested that the City require a specific drainage plan with engineering data, detailing what the developer plans, be submitted for the City Engineer's approval prior to the issuance of building permits. He further suggested that the system be operational prior to the issuance of occupancy permits. Mr. Scott expressed concern with the proposed access onto Alexandersville-Bellbrook Road, he does not believe that the triangle barrier will direct traffic adequately. He proposed that the access not be constructed until Alexandersville-Bellbrook Road is widened. Mr. Scott asked for screening along the Clyo Road side of the project to shield recreational facilities from Black Oak Forest. He suggested that a Bond be required by the City to guarantee the completion of the drainage system and the overall Plan by the developer.

Mr. Kenning reviewed how development of this property will be staged, drainage improvements will be made in line with each phase of development. Mr. Schab explained the drainage system proposed for this area, he does not anticipate a difference in storm water runoff from this property today and in the future. Mr. Kenning pointed out the fact that no Bonding is required for a Site Plan due to no public structures being involved; through staging and the issuance of permits the same guarantee as a Bond can be obtained.

Mr. G. Taylor advised that the recreation areas are located approximately 500 feet from Clyo Road, thus will be screened by the growth in the natural flood plain area.

While addressing Mr. Scott's concern with access onto Alexandersville-Bellbrook Road, Mr. Kenning advised that if the Plan is approved in accordance with Planning Commission's recommendation that the access be limited to right-in, right-out movement only, the City Staff will do all possible to maintain this control. As proposed by Mr. Scott, Deputy-Mayor Taylor suggested that the access from the development onto Alexandersville-Bellbrook Road be completed with the last phase of development.

Following additional discussion of concerns offered earlier during this Meeting, Mr. Samples moved that the Site Plan submitted for Whispering Oaks be approved in accordance with the recommendation of the Planning Commission, including all seven conditions and subject to: 1. Stormwater drainage improvements being made in concert with each phase of development, and 2. No access be permitted onto Alexandersville-Bellbrook Road from Whispering Oaks until the last phase of development is under construction. Mr. Compton seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Singer voted no.

Mayor Heintz reviewed the history of development of Black Oak Forest, Section Two, that area including Forest Brook Boulevard and the environmental swale. She advised that the City of Centerville will do what is necessary to improve this swale during 1984 and will continue to maintain it during future years. She solicited citizen participation in the improvements, comments are welcome.

Mr. Scott Sherwood, 7510 Forest Brook Boulevard, suggested that a neighborhood group be formed to work with the City Manager to effect the necessary improvements. Said Committee will be formed by Mr. Sherwood.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Heintz  
Mayor

ATTEST:

Maril Anne Daugherty  
Clerk of Council