

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JANUARY 9, 1984

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

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Charles Taylor  
Councilmembers Jeffrey Siler  
Bernard Samples  
James Singer  
Brooks Compton  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Jon Bormet  
Municipal Attorney Robert Farquhar  
City Planner Alan Schwab

Upon request of Mayor Heintz, Mr. Farquhar reviewed the City's vulnerability to an anti-trust suit existing in two areas of service in the City of Centerville: Waste Collection and the City's involvement in the Miami Valley Cable Television Council. However, Mr. Farquhar does not believe that a real risk exists in either case; the only way to avoid any risk at all would be to do away with City Waste Collection and withdraw from the Cable Council.

As questioned by Mayor Heintz, Mr. Farquhar defined the City's vulnerability to a lawsuit due to loss of sovereign immunity in Ohio Municipalities. Liability exists in the administration of functions and laws of the City of Centerville, not in the enactment of these laws.

Mr. Farquhar reviewed the status of the Annexation Petition filed for the Walnut Hills Subdivision area. He recommended that the case not be further pursued.

Mr. Farquhar outlined the City's responsibility relative to the certification of the non-teaching school payroll in the Centerville City School District. This is in reference to a finding by the State Auditor during a recent School audit. Mr. Kenning proposed that clarification of this matter be considered during a review of the City Charter by the Charter Review Committee.

Mr. Farquhar clarified the fact that Centerville-Washington Park District Members are appointed by all Judges in the Court of Common Pleas based upon recommendations made by current Park District Members.

Mr. Schwab reviewed a Concept Plan submitted for Wellington Park, a development proposed to be located on approximately 47 acres of land at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. Proposed

is the construction of 250 units with a five acre lake. The Plan includes two entrances into the development, one off Loop Road and one off Alexandersville-Bellbrook Road. The Planning Commission recommended approval of this Plan to City Council with the following comments:

1. While traffic is a concern on Alexandersville-Bellbrook Road, at the same time, it is hard to deny access to Alexandersville-Bellbrook Road.

2. If the first phase were being reviewed before the Planning Commission, it is the feeling that it would be approved with some specific alterations to Alexandersville-Bellbrook Road and other aspects of the Plan.

Mr. Schwab pointed out the fact that the density is in accordance with R-4 zoning requirements. Upon question of Mayor Heintz, Mr. Farquhar clarified the fact that approval of this Concept Plan is not binding, it requires no formal action by City Council. Discussion followed relative to the proposed entrance off Alexandersville-Bellbrook Road.

Mr. Robert Archdeacon, Woolpert Consultants and representing the developer, advised that entrance is necessary off Alexandersville-Bellbrook Road in order for the project to be marketable. He proposed the addition of one lane of pavement along Alexandersville-Bellbrook Road with a width of 12 feet at the entrance, tapering to 0 feet to the east and west. He reviewed the following conditions which the developer proposes to accompany the Concept Plan:

1. Right of way for Alexandersville-Bellbrook Road will be dedicated 60 feet from centerline in accordance with the City of Centerville thoroughfare plan.

2. Preliminary development plans for each phase will be submitted to Centerville for approval prior to submission of final design drawings.

3. The project will be developed in phases as shown on the Concept Plan. The density of each phase will not exceed the density as indicated on the Concept Plan.

4. Access to the residential area will be limited to one each from Alexandersville-Bellbrook Road and Loop Road.

5. Stormwater retention will be provided in accordance with the requirements of the City Engineer.

6. A homeowner's association will be established for the maintenance of the lake, open space, and private streets.

7. All private roads will be marked "Fire Lane - No Parking".

8. Water mains and fire hydrant locations for each phase must be approved by the Washington Township Fire Department.

9. Minimum building setback from public streets will be 35 feet.

10. Minimum building setback from private streets will be 20 feet.

11. Minimum distance from buildings to exterior property lines will be 30 feet.

12. Minimum distance between buildings will be 25 feet.

13. Final construction drawings for each phase must be approved by the City of Centerville before a Zoning Certificate is issued.

Mr. Archdeacon pointed out that the entrance off Alexandersville-Bellbrook Road meets minimum standards as established by the State of Ohio for site distance. Mr. Schwab agreed with this fact but defined this roadway as being sub-standard in consideration of its present grade.

Following additional discussion, the majority of Council agreed there should be no entrance off Alexandersville-Bellbrook Road into the development

in consideration of safety for motorists traveling Alexandersville-Bellbrook Road and exiting onto A-B Road from the Wellington Park development, otherwise they found the Plan to be agreeable.

Mr. Schwab reviewed a Revised Preliminary Plan submitted for Thomas Paine Settlement, Number Three, the area located north of proposed Clyo Road. The Planning Commission recommended approval of this Plan to City Council with the following conditions:

1. Only the part of Thomas Paine Settlement Number Three that is bounded by proposed Clyo Road to the south and Thomas Paine Parkway to the west shall be considered for review.

2. The map that is attached to the Performance Bond document shall be modified to reflect the changes to Adams Circle and those parts that are under bond.

Mr. Greg Taylor, representing the developer, reviewed their proposal. The major change in this Preliminary Plan and the Preliminary Plan previously approved is the elimination of an access onto proposed Clyo Road. The majority of Council concurred with this Revised Preliminary Plan.

Mr. Schwab reviewed a Conditional Use Request submitted by Resurrection Evangelical Lutheran Church to construct a church, a parsonage and a multi-purpose building on the land located north of Alexandersville-Bellbrook Road, east of Greenbrier Lane and west of Bigger Road. The total Site Plan will be constructed in two phases. The Planning Commission recommended approval of this Conditional Use to Council subject to the following conditions:

1. Ten parking spaces be added to the plan for phase II.

2. A turnaround be added at the south end of the proposed parking area in phase II.

3. Screening be added along Norwich Lane.

4. The height and fixture type for the exterior lighting be approved by the City Planner.

5. A fire hydrant be installed that meets the approval of the Washington Township Fire Department.

6. The applicant dedicate to the City sixty feet of right-of-way from centerline along Alexandersville-Bellbrook Road.

7. The proposed freestanding sign be approved as submitted.

8. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection approved by the City Engineer be submitted.

A spokesman representing the Church, expressed their agreement with all the above conditions. The majority of Council concurred with the Plan as recommended by the Planning Commission.

Mr. Schwab reviewed a Site Plan submitted for Walden Place, proposed location being west of the dead end of Westerly Lane and east of the dead end of Westerly Drive. The Plan includes the construction of 14 units plus the existing house on 2.3 acres of land at a density of 6.6 units per acre, the density previously approved in concept by City Council. Mr. David Hoover explained the unlimited access to be provided onto Westerly Drive and Westerly Lane from the development, a T intersection will be provided at the west end of Westerly Lane. Mr. Schwab reviewed the Planning Commission's recommendation

for approval of this Site Plan with the following conditions:

1. No raised curb be permitted along the 18 foot wide streets.
2. a one foot gravel berm be provided along each side of all streets to create a 20 foot travel width.
3. "No Parking" signs be erected throughout the development to prohibit parking along roadways and condominium documents prohibit such parking.
4. 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.
5. A plan for the stormwater drainage on the site be approved by the City Engineer.
6. The entire length of Westerly Lane to State Route 48 be improved to standards approved by the City Engineer.
7. The water line and fire hydrant plans be approved by the Washington Township Fire Department.

As recommended by City Council, Mr. Hoover agreed to provide 20 foot wide asphalt streets in the development rather than 18 feet of asphalt and 2 feet of gravel. The majority of Council concurred with the Plan as recommended by the Planning Commission.

Mr. Kenning reviewed proposed changes to the 1984 Electrical Code for the City of Centerville. This legislation will be placed on the agenda for the next Council Meeting.

Mr. Kenning reviewed Chapter 12.04 of the Centerville City Charter which requires that a Charter Review Commission be appointed by City Council in January 1984 to review the existing Charter and make recommendations as it sees fit for revisions. The names of 17 electors of the City of Centerville were offered for consideration. Mr. J. V. Stone has consented to serve as Chairman for this Commission. Eight other nominees will be contacted by Mayor Heintz to solicit their acceptance.

Meetings during the next several months were briefly reviewed by Council. A joint Meeting with the Centerville City School Board will be scheduled for a Monday evening aside from a Council Work Session or Council Meeting. Outreach Meetings will continue on Tuesdays at 7:30 A.M. but will be held at the Centerville Municipal Building.

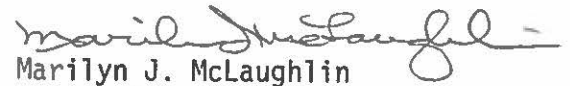
Mr. Kenning announced the National League of Cities Conference to be held in Washington, D.C. from March 3 to March 6, 1984. Council Members interested in attending should so advise Mr. Kenning.

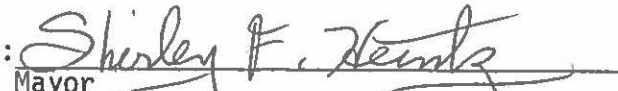
Mr. Kenning reviewed a proposed Contract between the City of Centerville and the Montgomery County Combined Health District for "Free Clinic" during 1984. This service has been provided for Centerville residents during previous years. The majority of Council concurred that this expenditure be included and provided for in the 1984 Budget.

Mrs. McLaughlin advised that the following terms will expire soon on designated Commissions:

- Robert K. Chappell - City Planning Commission
- Phyllis B. Brooks - Board of Architectural Review
- Robert J. Perkins - Board of Architectural Review

It was the consensus of Council that reappointments be made for the above mentioned three Members, if it is their desire to serve another term.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor