

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
NOVEMBER 14, 1983

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

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

Mayor Stone left the Meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed a proposed Site Plan Amendment for the Centerville Mill, located at 7991 Clyo Road. This Amendment includes the deletion of two or three parking spaces in front of the building which were included on the previously approved Site Plan. Mr. Wilson has also requested relief from the required raised curbing and that the northernmost curb cut be permitted full movement. The formerly approved Site Plan required raised curbing in certain designated areas and required the northernmost curb cut be right-in only. Mr. Will Wilson, owner of the Centerville Mill, reviewed the fact that limiting the northernmost curb cut will not work, this directs all traffic exiting the Mill parking area to pass in front of the building to the southernmost curb cut. Parking spaces must be reduced in front of the building because the angle necessary to provide the approved number of spaces is too severe for customers to maneuver. Temporary raised curbing was experimented before permanent curbing was to be put in place and this did not work. Mr. Schwab reviewed the recommendation of the Planning Commission to approve this Site Plan Amendment with the condition that a revised, accurate Site Plan be submitted for Council's review. Council will further review Minutes of previous Meetings relative to Site Plans for the Centerville Mill to determine reasons for requirements made on previously approved Site Plans. Mayor Stone returned at this time

Mr. Schwab reviewed a Conditional Use Request filed by Linclay Corporation to construct a shopping center at the northeast corner of State Route 48 and Alexandersville-Bellbrook Road, to be an extension of the present Gold Circle facility. Mr. Schwab pointed out the fact that this is an open center and not a closed Mall. He reviewed various Plans as submitted for Planning Commission's consideration. The Planning Commission recommended approval of the Site Plan to City Council with the following conditions:

1. Alexandersville-Bellbrook Road improvements:

Sixty feet of right-of-way from the centerline shall be dedicated to the City by the developer across the entire frontage of the developer's property abutting Alexandersville-Bellbrook Road.

One additional lane of pavement shall be added by the developer to the north side of Alexandersville-Bellbrook Road along the continuous frontage of the developer's property abutting Alexandersville-Bellbrook Road

A right-turn lane shall be added by the developer at each new driveway on Alexandersville-Bellbrook Road.

A traffic signal shall be installed by the developer at the driveway opposite Cushwa Drive. This signal shall be inter-connected with the traffic signal at State Route 48 and Alexandersville-Bellbrook Road.

The developer shall restripe Alexandersville-Bellbrook Road in consideration of the above improvements.

The City agrees to waive any of the above improvements which are constructed as part of the State of Ohio MOT-637-3.72 project.

The City Engineer shall approve detailed plans incorporating all of the improvements listed above.

2. Driveway location:

The southernmost curb cut onto Loop Road be relocated to the north to accommodate an adequate right-turn radius on the south side of the driveway.

The westernmost Alexandersville-Bellbrook Road driveway be relocated or the Site Plan redesigned to provide an acceptable distance to the ring road intersection.

3. Internal traffic circulation:

Emergency vehicular access shall be provided approximately halfway between the proposed 2,175 foot long building.

The Site Plan shall be modified to incorporate additional raised medians to channelize traffic, significantly reduce the number of intersections within the center along the ring road, and define separate parking areas.

4. Landscaping:

The landscaping plan be modified to eliminate landscaping in the public right-of-way which may be disturbed by future road improvement projects.

The landscaping plan be modified to greatly increase the amount of landscaping in the parking area. If the raised medians are landscaped, that can be used to fulfill this increase in parking lot landscaping.

The landscaping plan be modified to provide adequate non-obstruction of sight distance at intersections on the Site Plan.

5. The signs be permitted as proposed with the exception that the free-standing sign at the driveway opposite Cushwa Drive be relocated to the west side of the driveway and be setback to assure adequate intersection sight distance.

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

7. Fire hydrant and waterline sizes and locations shall be approved by the Washington Township Fire Department.

8. The developer shall submit revised plans incorporating all of the above conditions and these plans must be approved by the City Engineer and/or the City Planner.

Discussion followed relative to a break in the length of the building, raised medians in the parking area and the requirement of sidewalk along Alexandersville-Bellbrook Road. Mr. Ran Griffin and Mr. Bud Krueger, representatives from the Linclay Corporation, were present to review their proposal. Their

final proposal is that this Regional Center be constructed in three phases, the Plan now includes a plaza area dividing the building in half to provide for emergency and pedestrian traffic, and providing access to the front and rear of the buildings for the walking public. The Plan also includes some raised median and additional landscaping in the parking area to direct a better traffic circulation pattern. This Conditional Use Request will be set for Public Hearing before City Council in December. Council concurred that the proposed shopping center be further discussed during a future Council Work Session Meeting.

Mr. Schwab reviewed for Council a Concept Plan for Wellington Park, proposed to be located at the northeast corner of Alexandersville-Bellbrook Road and Loop Road. This Plan has been submitted for approval because the developer does not want to go to the expense of submitting detailed Plans for the entire 47 acres at one time. Proposed is the construction of 250 units in five phases, the Plan also includes a 5.6 acre lake. The Planning Commission recommended approval of this Concept 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. Robert Archdeacon, from Woolpert Consultants and representing the developer, explained the reason for this Concept Plan, to give some guidelines by which to develop Preliminary Plans for the construction of the various phases. It was pointed out that the Plan does include access onto Alexandersville-Bellbrook Road. Mr. Schwab reviewed City Staff's recommendation, that access be provided off Loop Road and roadway cul-de-sac just north of Alexandersville-Bellbrook Road with no access thereto. Mr. Archdeacon emphasized their need to market off Alexandersville-Bellbrook Road in order to have a project. Mr. Kenning suggested that this Plan be further discussed during a future Council Work Session Meeting.

Mr. Bormet reviewed for Council the City's current Self-Insurance Plan vs the City's former Blue Cross Plan. The current Plan deviates from the previous Plan in two areas: pre-existing coverage and conversion upon termination. He recommended that the City maintain the 90 day pre-existing clause, but cover all members of the Plan after the employee completes six months of service to the City. Mr. Bormet further advised that under the current Plan, terminated employees have the right to convert to a Plan offered by Celtic Life that will cover pre-existing conditions. However, this coverage is only worth \$25,000.00. Brunswick has indicated that perhaps in the near future a \$50,000.00 conversion policy will become available. Council concurred with Mr. Bormet's recommendation that the City change to a \$50,000.00 conversion Plan when such becomes available.

Mr. Kenning outlined a need for volunteer service for the City of Centerville. He recommended that \$6,000.00 be budgeted in 1984 in order to hire a coordinator to implement and coordinate the program. Council concurred with this proposal.

Mr. Kenning reviewed a proposal submitted by Martin Evers, Patterson Iron and Metal Company, Inc., to introduce curb side collection of recyclable household materials on an experimental basis to a portion of the residents within the City of Centerville. Discussion revealed potential problems with this proposal - clutter, scheduling and whether the residents of Centerville would be receptive to separating materials. The majority of Council concurred not to proceed with this proposal.

An Ordinance amending Ordinance 61-75 prohibiting right turns on red traffic signals at certain intersections, was briefly reviewed by Council. The Ordinance as proposed eliminates some turns previously established and adds others. Council concurred with this proposal.

Mr. Kenning reviewed for Council the proposal that a free standing inspection agency, involving six south of Dayton Cities, perform inspection services for building, electrical and plumbing. Moneys for agency would be received from fees (usage), and from corporating Municipalities based upon population and usage. Mrs. Heintz suggested that the City of Centerville investigate inspections by Montgomery County. Mr. Taylor and Mr. Samples endorsed Centerville doing their own inspections. Mr. Kenning will produce comparative figures for Council's consideration.

Mr. Kenning advised that the Planning Commission has endorsed the concept of a proposed Sign Ordinance for the City of Centerville. This matter will be discussed during a future Council Work Session Meeting.

Mr. Kenning reviewed for Council a request from Attorney Barry W. Mancz, requesting the extension of the Subdividers Agreement for Thomas Paine Settlement Number Three for an additional six months. Council concurred with this request.

Council briefly reviewed the following two Liquor Permit Applications:

1. Seaway Food Town, Inc., application for transfer of C1 and C2 Liquor Permits.
2. Vi X & Binh T Quach & Ruth I Wells & Lynn Y S & Lizbie G S Lin, application for transfer of D1 and D2 Liquor Permits.

Council indicated no objection to either Permits.

Mrs. McLaughlin advised that three terms will soon expire on the Sister City Committee. Council concurred that Ted Van Ruiten and Ruby Esther Batlas be appointed to serve another term and that Suzanne Pirie be appointed to the term expiring of Jack Langreck. The necessary Ordinances will be placed on the November 21 Council Meeting agenda.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
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Mayor