

Centerville City Council  
Work Session Meeting  
June 14, 1999

**TIME:** 7:30 P.M.  
**PLACE:** Centerville Municipal Building, Law Library  
**PRESENT:** Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers: Susan Lienesch  
J. V. Stone  
Douglas Cline  
James Reppert  
C. Mark Kingseed  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Judith Gilleland  
Public Works Director Steve Weaver  
Assistant City Planner Ryan Shrimplin

Resident Robert Looper

Mr. Shrimplin reviewed for Council a Setback Plan for Yankee Trace, Sections 21 and 22 which was approved by the Planning Commission during their meeting on June 8, 1999. Submitted was a Planning Commission Special Approval Application by Great Traditions Land & Development for property located west of Yankee Street, south of Silverlake Drive and east of Washington Church Road. The density approved on the Lifestyle Community Master Plan for this 47.4736 parcel was 3.05 dwelling units per acre. In Yankee Trace, Section 21 proposed are 104 lots which is a reduction of the 112 lots approved on the Master Plan. In Yankee Trace, Section 22, 41 lots are proposed which is also a reduction from 63 lots to 41 lots. The architectural design for the homes to be constructed in these sections is a traditional product by Ryan Homes with shorter setbacks. The width of some of the lots in Section 21 may be as narrow as 45 feet, proposed are garages in the rear with vehicular access from an alley located along the rear of said properties. Mr. Kingseed advised that neighboring residents have agreed with this proposal. Discussion followed relative to the width of the alleys, whether garages will be optional, and where trash removal will occur. Mr. Shrimplin reviewed conditions of approval required by the Planning Commission with their approval of this Special Approval Application.

Mr. Horn outlined events taking place at The Golf Club at Yankee Trace during the NIKE Dayton Open golf tournament.


Mr. Horn advised that construction work continues on North Main Street, south of Whipp Road in the location of the Woodbourne Library.

Mr. Shrimplin reviewed the Planning Commission Special Approval Application submitted by Great Traditions Land & Development for Yankee Trace, Section 23, Parcel 12 which is located east of Yankee Street south of Wedgestone Court and east of the golf course clubhouse. The density for this parcel approved on the Lifestyle Community Master Plan for Yankee Trace is 2.6 dwelling units per acre. The developer proposes a density of 2.46 dwelling units per acre with a reduction to 75 lots from the previously approved 83 lots on the Master Plan. Mr. Shrimplin

reviewed the conditions of approval required with Planning Commission's approval of this Special Approval Application. Discussion followed relative to the number of private drives contained on this Setback Plan and the importance of a better circulation plan. Mr. Reppert, Mr. Cline, and Mr. Singer requested a review of this Planning Commission Special Approval Application.

Mr. Kingseed, speaking as Chairman of the Architectural Preservation District Task Force, recommended that the draft Ordinance proposed by the Task Force to amend the section of the Centerville Zoning Ordinance that relates to the APD, giving the Board of Architectural Review the authority to serve in place of the Planning Commission in matters involving the APD, be referred to the Planning Commission, and that proposed changes to the Design Review Criteria be referred to the Board of Architectural Review. Relative to design standards, the majority of Council concurred that modern materials may be approved by the BAR, with some very specific standards, if the Board determines the use of such materials, as applied to the building, constitute a minor application that will not adversely affect the historical architectural character of the building.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor