

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 8, 1994

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor J. V. Stone  
Councilmembers Sally Beals  
James Singer  
C. Mark Kingseed  
Mark Beasley  
Planning Commission members:  
Scot Stone, Chairman  
Arthur Foland  
Stanley Swartz  
Jack Kostak  
Peter McMahon  
James Durham  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
City Planner Alan Schwab  
City Planner Steve Feverston  
City Engineer Norbert Hoffman  
Assistant to the City Manager Judith Gilleland

Mr. Schwab outlined the Master Development Plan for the residential pods in and around the Yankee Trace Golf Course as designed by David Jensen Associates and proposed by Master Developer Great Traditions. He reviewed the interaction which has taken place thus far between members of the City Planning Commission, Great Traditions, and Mr. Jensen, and on site tours recently taken to observe developments much like that which is proposed in Yankee Trace. Mr. Schwab pointed out variables which are incorporated into the plan relative to street widths, sidewalks and cul-de-sac designs. He explained negotiations which have taken place between the City of Centerville and Great Traditions concerning street widths, sidewalks, hiker/biker trails, cul-de-sacs, and the northernmost entrance off Yankee Street into the first phase of development. The Centerville Service Department and the Washington Township Fire Department has expressed concern with the narrow street widths proposed in consideration of providing adequate service.

Mr. Feverston reviewed his experience in a development much like that which is proposed by Mr. Jensen in Yankee Trace with narrow street widths.

Much discussion followed relative to the ownership and maintenance of the hiker/biker trail along and near the spine road, street widths (proposed and negotiated with Great Traditions), sidewalks, hiker/biker trails, and the design and width of cul-de-sacs. Mr. Schwab advised that Great Traditions is seeking approval of the overall Master Development Plan and

the "Yankee Trace Planned Community, Centerville, Ohio, Development Guidelines, July 15, 1994". Concerns were expressed with some of the development guidelines as proposed by David Jensen. Discussions terminated with the following determinations:

At this time approval should be granted only for the overall development plan and in concept the Record Plan for Section One reserving opportunities for more recreational amenities in the northern portion of the overall development, additional recreational facilities west of Yankee Street and in the southern portion of the development.

The width of the spine road to be 24 feet back to back of curb where homes front on the roadway and 21 feet back to back of curb otherwise. Mr. Hoffman recommended that rolled curbs be constructed throughout the development.

The width of the roadway behind golf hole number six green be increased to 21 feet back to back of curb with a hiker/biker trail or sidewalk on one side.

The entryway at hole number seven be redesigned in accordance with a revised plan placing the roadway outside the Gene Bates safety zone.

Sidewalk to be located around a portion of the northernmost recreational area.

Street widths throughout the development be at a minimum of 21 feet back to back of curb.

The bulb at the end of cul-de-sacs be increased to 95 feet.

A sidewalk or hiker/biker trail to be located on both sides of Yankee Street.

The width of the spine road in the development west of Yankee Street to be 24 feet back to back of curb with a sidewalk or hiker/biker trail on at least one side with consideration for additional sidewalks. Cul-de-sacs in this area to be 21 feet back to back of curb.

Following this item on the agenda Planning Commission members as well as Mr. Singer left the meeting.

Mrs. McLaughlin announced the term expirations of the following committee and commission members:

Sister City Committee     Shirley Oglesbee  
   Ferne Reilich  
   Cynthia Monter

Centerville Arts Commission     Jeri Neidhard  
Council concurred that said reappointments be made.

Mayor Heintz briefed members of Council relative to meetings held by the Northwest APD Parking Committee. Mr. Schwab reviewed a proposed parking layout behind businesses located at the northwest corner of Main and Franklin Streets. Discussion revealed the need for additional research relative to costs involved in this improvement. This matter will be discussed during a future Work Session Meeting when more information becomes available.

Mr. Horn reviewed options to be considered for the food service operation at Yankee Trace. He recommended that the City hire a specific executive chef charged with food service operations for the golf course and the banquet facility. The majority of Council concurred with Mr. Horn's recommendation.

Mayor Heintz suggested the possibility of a Council Retreat on Monday, August 22, 1994 to begin at 12:00 noon at Benham's Grove.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

Mayor

