

CENTERVILLE PLANNING COMMISSION

Work Session Meeting
Tuesday, April 29, 2014

Mr. Briggs, Acting Chair, convened the meeting in the Law Library at about 7:00 p.m.

ATTENDANCE

Present: Mr. Jim Briggs, Mr. Jim Durham, Mr. Kevin Von Handorf, Mr. Robert Muzechuk and Mr. Bill Etson. Also present: City Planner Andrew Rodney, Municipal Attorney Scott Liberman, GIS Analyst Mark Yandrick, and Assistant Clerk of Council Julie Weaver.

Absent: Mr. Paul Clark and Ms. Korenyi-Both.

Residents: Louis Duscheneau, Lynn Rodgers, Angela Colwell, Scott Colwell, Diane Wysong and Jack Wysong.

Mr. Rodney stated that the purpose of the meeting was to update the Planning Commission on the project by Centerville Development Group at Sheehan Road, Social Row Road and Paragon Road, The focus was the concept for the area northwest of Sawgrass Boulevard and changes in the storm water plan for the northeast quadrant. Mr. Ron Coffman and Mr. Walt Minch were present representing the developers.

Mr. Coffman stated that Centerville Development Group, in the next few days, would be signing the agreement with Randall Residence representatives for the retirement community to the south of Sawgrass Road, before he described a revision to the approved final development plan concerning how water would be diverted as it crossed under Sheehan Road from the east. The current proposal was to have a pipe carry storm water southward to a detention area. He advised the Planning Commission that the Army Corps of Engineers would not allow the northeast corner of the property to be disturbed for three years. Mr. Minch stated, after that time, ten or eleven homes were expected to be built along a cul-de-sac paralleling Sheehan Road.

Mr. Coffman turned his attention to the northwest quadrant of the 64 acre parcel. He described the process of searching for a suitable builder for the single family homes in the area. Not being successful in these efforts, Mr. Minch was expected to finalize a deal later in the week to become an Epcon franchisee with exclusive company rights in Washington Township. The representatives shared pictures of the Epcon model homes in the Courtyard Series.

Mr. Durham voiced concerns about the layout of the homes in the plat because of the very similar designs lining up on very straight streets. He said there were too many long runs and a general lack of creativity; he asked for more curve to the streets.

Mr. Coffman shared that the name for the area would possibly be "Woodland Greens at Yankee Trace." The subdivision would be advertised as an active adult lifestyle community. He went over price points, recent sales and homes for sale in the immediate

area. Prices of the new products were expected to range from \$277,000.00 to over \$400,000.00. He named features that research by Epcon had shown to be desirable to the targeted buyers. Exterior standards included stone or brick fronts, hardie plank, wood windows, and 7/12 roof pitch minimums.

When Mr. Briggs asked about the projected density, Mr. Coffman said they would be finalizing the calculations. Mr. Rodney stated that it would not exceed the current density of Yankee Trace. Eighty-four units were currently shown on 27 or 28 acres.

In response to a question from Mr. Muzechuk, Mr. Coffman said the age of the occupants and the lifestyle ability level would have more in common with Yankee Trace than with the retirement community.

Mr. Durham made several comments. He asked about the possibility of masonry on all four sides of the homes; he said masonry on the front face alone was not acceptable. Blank hardie plank walls were not enough. With smaller lots the homes need greater detail to be seen as a quality product. He noted that lot variations were needed. He also stated that the setbacks should not be the same, even if that cost additional lots.

When Mr. Minch pointed out that the Verona model had a nice courtyard in back for interest, Mr. Durham agreed that was helpful, but said not all the homes should have the same feature. He suggested a variety of model homes to encourage the selection of homes with a natural variety of features and materials.

Mr. Von Handorf asked about setbacks between homes. Mr. Minch stated that they expected ten feet between houses.

Due to the time constraints of the regular meeting starting at 7:30 p.m. in the Council Chambers, Mr. Briggs closed the meeting.



James Briggs, Acting Planning Commission Chair