

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, August 27, 2013

Mr. Clark called the meeting to order at 6:30 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Durham, Mr. Jeff Gammell, Ms. JoAnne Rau, and Ms. Amy Korenyi-Both. Also present: City Manager Greg Horn, City Planner Steve Feverston, Planner Andrew Rodney, Economic Development Director Nathan Cahall, GIS Technician Mark Yandrick, Municipal Attorney Scott Liberman and Assistant Clerk of Council Julie Weaver. Visitor: Mr. Terry Morris, Dayton Daily News

ABSENT: Mr. Bill Etson had notified Mr. Feverston that he would not be at this meeting.

Mr. Feverston stated that the purpose of the meeting was to familiarize the Planning Commission Members with the concepts proposed by Mr. Walt Minch for the sixty-four acre development at Sheehan Road, Social Row Road and Paragon Road. He said he expected that a Preliminary Development Plan for the southern half of the parcel would be submitted for the Planning Commission meeting of September 24, 2013.

Mr. Walt Minch introduced the members of his team who were present: Mr. Ron Coffman, Architect John Roll, Engineer Dave Winemiller, General Contractor Dennis Williams of the Wilcon Corporation and representatives of Siebenthaler Landscaping. Mr. Minch stated that he was working in cooperation with the Randall Group of Michigan for the residential care center.

Mr. Roll of Roll & Associates, Inc., Architects & Planners, explained the concepts for the property, using a site plan. The entire parcel will have all the amenities of the existing Yankee Trace community with similar signage, lighting, fencing, mounding, landscaping and style of architecture. The northern area will have single family detached housing and will be developed later; the plan for that portion was incomplete and not shown. The southern area features two main elements—twenty-one quad unit villas to the southwest and a main building to be known as the Randall Residence to the southeast. No access or egress points were shown for Social Row Road. The main entrance for the Randall Residence would be from Sheehan via a bisector street that aligns with El Kenna Court to the west and via a new street through the care center and quads.

Mr. Roll described the Randall Residence as a group of two story structures divided into four distinct parts: a memory center, assisted living apartments, independent living apartments and a wellness center that joins the segments together. Considerable care was taken to plan the taller buildings in the lower elevations, to include a park-like front entrance, and to screen mechanicals, so that the views from Social Row and Sheehan Road would be pleasant and unassuming for drivers and nearby residents. Windows and natural lighting are important for care center rooms, so the buildings have interior courtyards.

Mr. Durham noted that the plan is a blank slate to the north. He asked about the number of attached versus detached homes required by the Residential Lifestyle overlay for Yankee Trace. Mr. Coffman said the density was weighted to the south to allow more single family detached area to the north. The developers expressed confidence that they could comply with the requirements.

Other topics discussed included the mounds along the perimeter roadways and central entry street, the detention/irrigation lakes, traffic signal requirements, traffic to the Randall Residence, medians on Social Row and Paragon, the building materials to be used, membership in the greater Yankee Trace Homeowners' Association and the next steps to be taken as the Preliminary Development Plan moved through the approval process.

Mr. Durham noted features of the plan that had been improved according to suggestions made earlier for the plan with R-PD zoning. There were no entrances or exits directly onto Social Row Road; the heavier density was on the Sheehan Road side of property; efforts were made to limit the visual impact of the two story buildings.

Mr. Feverston voiced approval of the efforts to match the area into Yankee Trace through fencing, mounding, retention ponds, materials and landscaping. He stated that the northern area single family detached homes would need golf vistas and open view corridors, an important characteristic of the original subdivision.

Mr. Horn complimented Mr. Minch for bringing forward plans for a quality development in keeping with the high standards of the other housing at Yankee Trace.

When Mr. Clark asked for comments from the visitors of the evening, Mr. Jack Wysong, 664 Legendary Way, asked about parking for the Randall Residence. Mr. Roll pointed out that the quad homes would each have two car garages and many of the apartments also had garage spaces on the property. Calculations for the other numbers were seen as sufficient. Mr. Wysong also asked about the distance between traffic signals on Social Row Road.

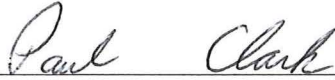
Mrs. Diane Wysong, 664 Legenday Way, stated her appreciation to the developers for the efforts they had made on changes to the plan following the discussions of the earlier R-PD submission. She felt it was a good compromise for the residents.

Mr. Louis Duscheneau, El Kenna Ct., questioned how the required number of detached homes could be met to counterbalance the large number of attached homes on the plans.

Mr. Scott Colwell, 876 El Kenna Court, asked if the main entrance from Paragon Road could be moved north or south away from El Kenna Court. He felt traffic would come down El Kenna Court, in error. Mr. Feverston stated that having the streets aligned was better for traffic flow and safety. When Mr. Colwell asked about a bus stop on Paragon Road, Mr. Cahall stated that RTA makes its own decisions on bus stops. The routes are on 48 at the present time, looping at Mandel.

Mr. Lynn Rogers, 10239 Paragon Road, asked about the turning radius for the roundabout shown on the bisector road. He noted that large trucks would need to use it. Mr. Feverston stated that the WT Fire Department would be looking at that, since fire access would be needed through that area. Mr. Horn suggested that the roundabout might be similar to the one on the northern end of Yankee Trace Drive.

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



Paul Clark, Planning Commission Chair