

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, December 9, 2008

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Jim Durham; Mr. John Palcher; Mr. Mark Leonard. Absent: Mr. Jim Brunner. Also present: Mr. Steve Feverston, City Planner.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Brunner from the meeting as he gave prior notice to staff. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of October 28, 2008, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of November 25, 2008, as written. Mr. Palcher seconded the motion. The motion was approved 5-0-1 with Mr. Leonard abstaining.

NEW BUSINESS

The Highlands at Yankee Trace, Sec. 2 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for The Highlands at Yankee Trace, Sec. 2, located as an extension of Legendary Way east of Paragon Road. The zoning on the 3.372 acre parcel is R-1c, Single-Family Residential, which was approved by Council in 2000 to permit attached housing as part of the Lifestyle Community Master Plan. This Record Plan has been filed to replace a previously approved plan by reducing the number of lots from 20 to 10 lots. Five (5) single-family attached buildings will be constructed on the 10 lots. At the time the Highlands project was separated from the existing Links project, a boulevard with a reserve area in the vicinity of the cart path crossing was created to help give a single identity to the Highlands as well as provide a termini to the Links. The cart path has been shifted to the east to make it further away from the landscape island.

Mr. Feverston stated staff is recommending Reserve Areas D, F and G created as part of this project be modified to create a parcel to be owned by the City and used for the cart path to extend from Hole #6 to Hole #7.

Staff recommended approval of the Record Plan subject to the following conditions:

1. In lieu of construction of the required improvements prior to the recording of this plat, a performance bond in an amount equal to the required public improvements shall be posted by the developer with the City subject to approval by the City Engineer and a subdivider's agreement entered into with the City by the developer.
2. The applicant shall provide review and inspection fees in the amount acceptable by the City Engineer.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. An easement shall be provided through Reserve Area "D" for a public storm sewer.
4. Reserve Areas "D", "F" and "G" shall be reconfigured to create a parcel(s), having a width of 10 feet, for the golf cart path, deeded to the City for Golf Course purposes and labeled on the record plan for this purpose subject to approval by the City Planner.
5. The final design of the relocated golf cart path and golf course irrigation line shall be subject to approval by the Golf Course Superintendent.
6. A temporary cul-de-sac, having an aggregate surface shall be constructed at the end of Legendary Way subject to approval by the City Engineering Department.
7. The construction drive north of Golf Hole Number 7 shall be modified to accommodate the weight of heavy construction traffic, include a pull-off area at Paragon Road and a paved surface having a minimum length of 100 feet to keep dirt, mud and debris off of Paragon Road subject to approval by the City Engineering Department.
8. The construction drive shall be maintained and kept in good condition at all times by Yankee Trace Development, Inc. This drive shall be reconditioned by Yankee Trace Development, Inc. At the completion of all construction, including homebuilder construction that is associated with this subdivision subject to approval by the City Engineering Department.
9. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any construction.

Mr. Feverston stated the construction road constructed from Paragon Road east to the buildings will be used in the future and converted in part to a hiker/biker path and provide the extension of the roadway for the final phase of the development. A paved asphalt surface will be constructed at Paragon Road for a length of approximately 100 feet.

Mr. Palcher asked what kind of material would be used as an aggregate surface.

Mr. Feverston stated the paving material would be a gravel surface. He stated the aggregate surface could potentially serve as a base for the final construction of Legendary Way.

Mr. Durham stated the confusion of what type of paved surfaces will be required is based on the staff recommendations suggesting 3 different descriptions of a paved surface.

Mr. Clark asked why there was a temporary cul-de-sac was needed.

Mr. Feverston stated construction traffic will use the entrance along Paragon Road, however, there is a potential for other traffic traveling within the existing development that would require a cul-de-sac for turn-around purposes.

Mr. Durham stated he would be willing to have a sign posted "No Through Traffic" at the entrance into the project to avoid the removal of the aggregate material and also save the developer some construction costs.

Mr. Jim Sullivan, Great Traditions, was present for the review of the Record Plan. He stated they were in agreement with the staff recommendations. He stated he felt the "No Through Traffic" signage along with the white fence in that area should control unwanted traffic.

Mr. Palcher asked how the water runoff would be contained during the construction period.

Mr. Feverston stated a silt fence will be installed to hold the ground in place although it will require maintenance during construction.

MOTION: Mr. Durham moved to recommend approval of the Record Plan to Council for The Highlands at Yankee Trace, Sec. 2, subject to the following conditions:

1. In lieu of construction of the required improvements prior to the recording of this plat, a performance bond in an amount equal to the required public improvements shall be posted by the developer with the City subject to approval by the City Engineer and a subdivider's agreement entered into with the City by the developer.
2. The applicant shall provide review and inspection fees in the amount acceptable by the City Engineer.
3. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance. An easement shall be provided through Reserve Area "D" for a public storm sewer.

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8. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any construction.

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Feverston advised the members the Public Hearing for the Unified Development Ordinance (UDO) would be heard on December 15, 2008, by City Council.

Mr. Feverston stated an application is expected to be filed for St. Leonard Center and reviewed by the Planning Commission at the January 27, 2009, meeting.

There being no further business, the meeting was adjourned.

Paul Clark