

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, March 27, 2007

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jeff Gammell; Mrs. Carolyn Meininger. Absent: Mr. Jim Durham; Mr. Jim Brunner; Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Doug Spitler, City Engineer.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Durham, Mr. Leonard, and Mr. Brunner from the meeting as each gave prior notice to the Planning Department. Mr. Gammell seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of the February 27, 2007, as written. Mr. Gammell seconded the motion. The motion was approved 3-0-1 with Mrs. Meininger abstaining.

MOTION: Mr. Gammell moved to approve the Planning Commission Work Session minutes of February 27, 2007, as written. Mr. Briggs seconded the motion. The motion was approved 3-0-1 with Mrs. Meininger abstaining.

NEW BUSINESS

The Highlands at Yankee Trace - Amendment to Planning Commission Special Approval

Mr. Feverston reviewed the Amendment proposed to the approved Planning Commission Special Approval application submitted for The Highlands at Yankee Trace to be located east of Paragon Road and west of Shawnee Trail adjacent to Golf Holes No. 6 and 7 of the Vintage Course. The zoning on the 26.28 acre parcel of land is R-1c, Single-Family Residential. The request is to amend the approved Residential Cluster Development plan by decreasing the number of units in The Highlands project from 70 to 66 units. The overall number of units on the east side of Paragon Road will be reduced from 106 to 102 total units which reduces the density from 4.0 to 3.9 dwelling units per acre. The buildings in this project will consist of all double units buildings. An entryway into The Highlands from Legendary Way will be constructed as a boulevard to provide separation between the existing Links neighborhood and the proposed neighborhood.

The units will be constructed with a combination of brick, stone, and hardi-board veneers. Most of the duplex buildings will have one (1) front entry garage and one (1) side entry garage, and other buildings will have 2 front entry garages. As suggested previously by the Planning Commission, a few more duplex buildings having two (2) front entry garages to allow more flexibility along the northeast portion of Legendary Way and to provide more room so the buildings can be aesthetically oriented on the sites.

Staff recommended approval of the Amendment subject to the following conditions:

1. A twelve (12) foot wide fire lane shall be constructed that connects Legendary Way and Shawnee Trail subject to approval by the City Engineering Department. The fire lane may be combined with the pedestrian path in this area and shall be situated a minimum five (5) feet from the north property line.
2. A sidewalk shall be constructed along Paragon Road subject to approval by the City Engineering Department.
3. The final design of all "skin" improvements, including brick cartpaths, street lights, hiker/biker paths, signs, decorative walls, landscaping and provide a sidewalk along Legendary Way beginning at the Reserve Area west of the boulevard entrance to The Highlands, extending east around the #7 Tee Area and ending at the first driveway of Building #16 shall be subject to approval by the City Planning Department.
4. The Planning Commission shall approve the architectural design of the proposed buildings to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission shall approve the color and materials pallet provided by the developer for all buildings.
5. Mounding and a combination of deciduous and evergreen trees shall be installed at the end of Gallery Court and Shawnee Trial subject to approval by the Planning Department. Mounding shall be placed where practical to preserve as many trees along the treeline as possible.
6. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the city Stormwater Drainage Control Ordinance.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times shall be provided during construction.
8. The land where the construction drive north of Golf Hole #7 is proposed shall be improved to accommodate construction traffic including a pull-off area at Paragon Road and any necessary improvements to the stormwater drainage system subject to approval by the City Engineering Department. The cost of these improvements and the restoration of this area after completion of this development shall be the responsibility of the developer.
9. Building #29 shall be rotated approximately ninety (90) degrees counter-clockwise to provide a rear yard of reasonable depth for each building.

Mr. Jim Sullivan and Mr. Jim Kiefer, Great Traditions, and Mr. Charlie Simms, Simms Development, were present for the review of the amendment to the approved plan.

Mr. Sullivan reviewed the history of the links project spanning from November, 2002, to the present. He stated Dunnington Homes will finish out the first phase of the Links constructing the remainder of the 11 lots still available. A representative group of homeowners living in The Links have visited the Simms Development project and have discussed their thoughts with Great Traditions. Mr. Sullivan stated they remain committed in creating a separate identity between The Links product and that to be constructed in The Highlands project. This will be accomplished with the use of a boulevard entry to The Highlands project, landscaping, signage, monuments, etc. All construction traffic will be maintained with a separate entry north of The Links along Paragon Road.

Mr. Kiefer stated the number of units were decreased to open up the focal points to the golf course and provide more spacing between the units.

Mr. Simms stated the product his company will offer compliments the existing homes in the Yankee Trace community. He stated they have been working with staff to ensure all the proper building materials will be used in the construction of the units to be located in The Highlands.

Mr. Ned Shepard, 586 Legendary Way, asked for clarification on the building materials to be used in The Highlands in comparison to the product The Links representatives had seen in Maple Run located in Washington Township. He asked specifically if fencing would be used at the back of the units.

Mr. Simms stated no fences will be constructed in The Highlands project, no vinyl siding will be utilized in this project, and dimensional shingles will be used on the buildings rather than standard shingles. The landscaping will be submitted and approved by the City and Yankee Trace design board at the time each building is submitted for design review approval prior to the issuance of building permits.

Mr. Mike Wray, 697 Legendary Way, asked the price range for the product and the potential build out schedule.

Mr. Simms stated the price range anticipated for The Highlands product will be between \$235,000 and \$300,000. He stated they hope to start building in the next few months perhaps 2 buildings. Over the next 2 to 3 years, 25 to 30 units should be constructed.

Mr. Kiefer stated the roadway construction will begin in the next few months with the model nits constructed in July. By November, the construction to realign the irrigation system should be completed. Section 2 of The Highlands should be under construction in the Spring of 2008.

Mr. Clark asked if Building #29 is rotated, would the curb cuts remain on Legendary Way as in the original plan.

Mr. Kiefer stated their preference would be to place Building #29 on the lot with the most attractive side having the most windows facing Legendary Way. If that is the case, both units in Building #29 would have curb cuts on Gallery Court rather than one on each street.

Mr. Clark stated there was considerable discussion concerning the decks, exterior fire boxes, etc., during the review of the previous Ryan Homes plan. He asked if the proposed units would be constructed on a slab as in The Links which would eliminate the concern of the deck issue.

Mr. Kiefer indicated the units will be a slab construction and will not have decks.

Mr. Gammell asked if by rotating Building #29, would a sight distance problem be created out to the Legendary Way/Gallery Court intersection.

Mr. Feverston asked Mr. Simms for clarification on that matter of sight distance and asked if a building could have the same unit style or if each building would have an A and B units.

Mr. Simms stated that at this time, each building will have an A and B unit. If at some point the market demands a change to that concept, it would require an amendment by the Planning Commission. He stated in the case of Building #29, one (1) of the garages could be constructed with a side entry that would alleviate the sight distance problem.

A resident spoke from the audience with concern that the design of the buildings could change as suggested by Mr. Simms.

Mr. Feverston stated a minor amendment is possible to any development plan, but would have to go through the proper procedure as in the case of the amendment being reviewed at this time.

Mr. Briggs stated he was concerned with the setback of Building #24 from the lake.

Mr. Kiefer indicated it was the same setback as previously approved. He stated it could simple be the interpretation of the graphic person as to the bank elevation versus the water elevation.

Mr. Kiefer explained The Highlands Homeowners Association (HOA) would be separate from The Links, however, both projects would be part of the overall HOA for Yankee Trace to maintain the common areas.

MOTION: Mr. Briggs moved to approved the Planning Commission Special Approval application submitted for The Highlands at Yankee Trace, Section 1, subject to the following conditions:

1. A twelve (12) foot wide fire lane shall be constructed that connects Legendary Way and Shawnee Trail subject to approval by the City Engineering Department. The fire lane may be combined with the pedestrian path in this area and shall be situated a minimum five (5) feet from the north property line.

2. A sidewalk shall be constructed along Paragon Road subject to approval by the City Engineering Department.
3. The final design of all "skin" improvements, including brick cartpaths, street lights, hiker/biker paths, signs, decorative walls, landscaping and provide a sidewalk along Legendary Way beginning at the Reserve Area west of the boulevard entrance to The Highlands, extending east around the #7 Tee Area and ending at the first driveway of Building #16 shall be subject to approval by the City Planning Department.
4. The Planning Commission shall approve the architectural design of the proposed buildings to assure the materials, shape, massing and architectural features create a unified design on the premises and is visually compatible with the surrounding buildings. Specifically, the Planning Commission shall approve the color and materials pallet provided by the developer for all buildings.
5. Mounding and a combination of deciduous and evergreen trees shall be installed at the end of Gallery Court and Shawnee Trail subject to approval by the Planning Department. Mounding shall be placed where practical to preserve as many trees along the treeline as possible.
6. A final grading and stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times shall be provided during construction.
8. The land where the construction drive north of Golf Hole #7 is proposed shall be improved to accommodate construction traffic including a pull-off area at Paragon Road and any necessary improvements to the stormwater drainage system subject to approval by the City Engineering Department. The cost of these improvements and the restoration of this area after completion of this development shall be the responsibility of the developer.
9. Building #29 shall be rotated approximately ninety (90) degrees counter-clockwise to provide a rear yard of reasonable depth for each dwelling.
10. The driveways for Buildings #10 and #16 shall be modified to intersect Legendary Way at a right angle to the greatest extent practical subject to approval by the City Engineering and Planning Departments.
11. The proximity of Building #24 to the retention basin reflected on the revised preliminary plan shall be approved by the City Engineering and Planning Departments to provide a rear yard of reasonable depth.

Mrs. Meininger seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston informed the members that staff met with the representatives for the Centerville United Methodist Church concerning signage for the property located at 63 East Franklin Street. An alternate sign was selected and, therefore, the applicant will not appeal the decision of the Variance application denied by Planning Commission to Council.

There being no further business, the meeting was adjourned.

Paul Clark