

CENTERVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, April 24, 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; Mr. Jim Durham; Mr. Jim Brunner; Mr. Mark Leonard. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of the March 27, 2007, as written. Mrs. Meininger seconded the motion. The motion was approved 4-0-3 with Mr. Durham, Mr. Brunner, and Mr. Leonard abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of March 27, 2007, as written. Mrs. Meininger seconded the motion. The motion was approved 4-0-3 with Mr. Durham, Mr. Brunner, and Mr. Leonard abstaining.

UNFINISHED BUSINESS

Create the Vision Comprehensive Plan - Append Volume to Create Study Areas J and K

MOTION: Mr. Briggs moved to remove Study Areas J and K from the table. Mr. Brunner seconded the motion. The motion was approved unanimously 7-0.

The members agreed they had several months to review the proposed Study Areas J and K and they should now be forwarded to City Council as written.

MOTION: Mr. Brunner moved to forward Study Areas J and K to append Volume 2 of Create the Vision Comprehensive Plan to City Council. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

The Highlands at Yankee Trace, Section 1 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for The Highlands at Yankee Trace located east of Paragon Road and south of Legendary Way. The zoning on the 5.394 acre parcel is R-1c, Single-Family Residential, which is part of the Residential Lifestyle Community Master Plan for Yankee Trace. Twenty lots are proposed for this section providing a density of 3.7 dwelling units per acre.

Mr. Feverston stated the lot line between Lots 19 and 20 needs to be rotated approximately five (5) to seven (7) degrees to create a configuration to allow the driveway on Lot 20 easier access to Mackenzie Court. Based on that rotation, the building will require two (2) front driveway entrances.

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

1. In lieu of completion of the required improvements prior to the recording of this plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
5. The lot line between Lots 19 and 20 shall be modified by rotating it approximately five (5) to seven (7) degrees clockwise to provide Lot 20 a right angle driveway intersection to Mackenzie Court to the greatest extent practical subject to approval by the City Engineering Department.
6. A landscape mound with an average height of three (3) feet shall be constructed in Reserve Area "B" subject to approval by the City Planning Department.
7. The City shall receive from the developer and approve a detailed plan for all "skin" improvements including mounding, limestone walls, landscaping, and electric street lights as required by the Lifestyle Community Master Plan.
8. The proposed sidewalk along Paragon Road shall extend to the south property line.
9. An overhead street light shall be installed at the intersection of Paragon Road and Mackenzie Court subject to approval by the City Engineer.

Mr. Durham asked if there would be anything preventing the mound in Reserve Area "A" from being graded to ground level.

Mr. Feverston stated the construction drawings, as shown, require the three (3) foot mound in Reserve Area "A" to be maintained.

Mr. Kiefer, Great Traditions, was present for the review of the Record Plan. He stated the modification of the lot line between Lots 19 and 20 were acceptable to the builder.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for The Highlands at Yankee Trace to City Council subject to the following conditions:

1. In lieu of completion of the required improvements prior to the recording of this plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
4. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
5. The lot line between Lots 19 and 20 shall be modified by rotating it approximately five (5) to seven (7) degrees clockwise to provide Lot 20 a right angle driveway intersection to Mackenzie Court to the greatest extent practical subject to approval by the City Engineering Department.
6. A landscape mound with an average height of three (3) feet shall be constructed in Reserve Area "B" subject to approval by the City Planning Department.
7. The City shall receive from the developer and approve a detailed plan for all "skin" improvements including mounding, limestone walls, landscaping, and electric street lights as required by the Lifestyle Community Master Plan.
8. The proposed sidewalk along Paragon Road shall extend to the south property line.
9. An overhead street light shall be installed at the intersection of Paragon Road and Mackenzie Court subject to approval by the City Engineer.

Mr. Brunner seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in black ink and is positioned at the bottom right of the page.

