

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, June 28, 2005**

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jeff Gammell; Mr. Joe Weingarten. and Mr. Jim Brunner; Mr. James Durham and Mrs. Carolyn Meininger. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Legal Counsel; Mr. Doug Spitler, City Engineer.

Approval of minutes:

MOTION: Mr. Weingarten moved to approve the Planning Commission Regular Meeting minutes of May 31, 2005, as written. Mr. Briggs seconded the motion. The motion was approved 5-0-2 with Mr. Durham and Mrs. Meininger abstaining.

UNFINISHED BUSINESS

Home Occupation Ordinance

Mr. Clark directed the members to prepare any comments concerning the proposed Ordinance in writing and submit those comments to staff no later than July 12, 2005.

NEW BUSINESS

Primrose Plat, Sec. 1 - Record Plan

Mr. Feverston reviewed the Record Plan submitted for Primrose Plat, Sec. 1, located along Alex-Bell Road east of Pelbrook Farm Drive. The zoning on this 3.7385 acre parcel is Residential Planned Development, R-PD, which was part of a Major Use Special Approval application recently approved by City Council. Thoroughfare improvements will be required as part of this Record Plan to Alex-Bell Road. This Record Plan will provide one (1) lot for the future Primrose Day Care facility.

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

1. Sixty (60) feet of right-of-way shall be dedicated along the Alex-Bell Road frontage of the entire 32.73 acre parcel from the centerline as required by the approved major use plan.
2. A concrete sidewalk, five (5) feet in width, shall be constructed along Alex-Bell Road.
3. The final design and alignment of James Karras Drive shall be subject to approval by the City Engineering Department. The proposed left turn lane shall be extended to provide a minimum stacking area of one hundred (100) feet and a lane taper of at least fifty (50) feet in length subject to approval by the City Engineering Department.

4. Additional right-of-way shall be required on James Karras Drive to accommodate the extended left turn lane subject to approval by the City Engineering Department.
5. A temporary turn-around shall be provided at the end of James Karras Drive subject to approval by the City Engineer.
6. The applicant shall submit a estimated cost of both permanent and temporary improvements to both Alex-Bell Road and James Karras Drive subject to approval by the City Engineer.
7. In lieu of completion of the required improvements prior to the recording of the 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.
8. Money shall be placed in escrow for the future improvements to Alex-Bell Road as required by the approved major use plan.
9. All street names shall be subject to approval by the City Planning Department.
10. The final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department.
11. An easement shall be placed on the record plat that grants the City emergency access to the detention basin subject to approval by the City Attorney.
12. The record plat shall delineate the location of all FEMA floodplain limits in accordance to the City Floodplain Ordinance.

Mr. Durham asked if curbing would be provided on both sides of James Karras Drive.

Mr. Feverston stated the entire length of James Karras Drive will be built to City standards which will include curbs.

Mr. Weingarten asked where the sidewalks were located.

Mr. Feverston stated sidewalks will be located in back of the right-of-way line as part of the future improvements to Alex-Bell Road along its entire length.

Mr. Durham asked if construction of the sidewalk should be delayed and the money put in escrow rather than constructing only a small portion of the sidewalk at this time.

Mr. Feverston stated the City has typically had sidewalk installation occur as development occurs.

Mr. Durham stated the Tamaron Corporation was not required to construct the sidewalks along Alex-Bell Road when Springbrooke Condominiums were developed.

Mr. Feverston stated the future bridge required Tamaron to escrow the monies rather construct the sidewalk at that time.

Mr. Briggs stated he felt the monies should be placed in escrow and have the sidewalks installed in a more timely manner.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for Primrose Plat, Sec. 1, to Council subject to the following conditions:

1. Sixty (60) feet of right-of-way shall be dedicated along the Alex-Bell Road frontage of the entire 32.73 acre parcel from the centerline as required by the approved major use plan.
2. A concrete sidewalk, five (5) feet in width, shall be constructed along Alex-Bell Road.
3. The final design and alignment of James Karras Drive shall be subject to approval by the City Engineering Department. The proposed left turn lane shall be extended to provide a minimum stacking area of one hundred (100) feet and a lane taper of at least fifty (50) feet in length subject to approval by the City Engineering Department.
4. Additional right-of-way shall be required on James Karras Drive to accommodate the extended left turn lane subject to approval by the City Engineering Department.
5. A temporary turn-around shall be provided at the end of James Karras Drive subject to approval by the City Engineer.
6. The applicant shall submit a estimated cost of both permanent and temporary improvements to both Alex-Bell Road and James Karras Drive subject to approval by the City Engineer.
7. In lieu of completion of the required improvements prior to the recording of the 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.
8. Money shall be placed in escrow for the future improvements to Alex-Bell Road as required by the approved major use plan.
9. All street names shall be subject to approval by the City Planning Department.

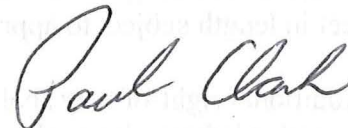
10. The final grading and stormwater drainage plans shall be subject to approval by the City Engineering Department.
11. An easement shall be placed on the record plat that grants the City emergency access to the detention basin subject to approval by the City Attorney.
12. The record plat shall delineate the location of all FEMA floodplain limits in accordance to the City Floodplain Ordinance.
13. Should the applicant elect to defer construction of the sidewalk until improvements to Alex-Bell Road are made, funds in an amount to be determined by the City Engineer, shall be placed in escrow.

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

COMMUNICATIONS

Mr. Feverston informed the members he would be on vacation until mid-July.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in dark ink and is positioned to the right of the main text block.