

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, October 25, 2005

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

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

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of September 27, 2005, as written. Mr. Gammell seconded the motion. The motion was approved 6-0-1 with Mr. Durham abstaining.

NEW BUSINESS

Yankee Trace, Section 21-A - Record Plan (Replat of Lot 380)

Mr. Feverston reviewed the Replat of Lot 380, Record Plan for Yankee Trace, Section 21-A, located along Olde Haley Drive south of Silverlake Drive. The zoning on the property is R-1c, Single-Family Residential and is part of the Residential Lifestyle Community approved by City Council. The purpose of this replat is to modify the side and rear yard building setback and to provide a sight distance easement at the intersection of Olde Haley Drive and the private alley.

Mr. Feverston stated this area is the former parking lot for the neo-traditional model home and in order to make this a more buildable lot, the applicant is requesting the side yard setback be adjusted to twelve (12) feet in width along the east side adjacent to the alley, a three (3) foot side yard setback on the west lot line, maintain a thirteen (13) foot front yard setback to Olde Haley Drive, and a twenty (20) foot setback to the rear alley. Easements will be established to maintain the sight distance at the intersection. Landscaping will have to be removed as a part of the development of this lot.

Staff recommended to approve the Record Plan as submitted.

Mr. Gary Menchhofer, representing Yankee Trace Development, stated this modification in the setbacks would allow them to work with Ryan homes to complete the construction of this last lot in the neo-traditional product. He stated without the modification to the setbacks, a much smaller house would have to be constructed on this lot which would be out of character with the houses in the surrounding area.

Mr. Brunner asked if any other homes in this section were of the smaller variety.

Mr. Menchhofer stated this would be the smallest house in this entire section of Yankee Trace.

Mr. Weingarten asked what would guarantee the bush plantings not grow to four (4) feet and block visibility at the intersection.

Mr. Feverston stated easements will provide the ability by the City to order cutting, pruning or removal of trees and shrubs in this area.

Mr. Menchhofer stated the Homeowners' Association is very active and would most likely oversee the maintenance needs.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for Yankee Trace, Section 21-A (Replat), to Council as submitted. Mr. Brunner seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Feverston stated Council will review the Special Approval application for Paragon Pointe during their November meeting as well as the Rezoning application.

An application is expected to be filed for a credit union use along Dayton-Lebanon Pike.

Council approved the Zoning Ordinance amendment concerning building setbacks in the Architectural Preservation District (APD).

After 41 years of service, Clerk of Council Marilyn McLaughlin will retire on October 31st.

There being no further business, the meeting was adjourned.

Paul Clark