

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, December 9, 2003

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Jim Brunner; Mrs. Carolyn Meininger; Mr. John Carr (where noted). Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of October 28, 2003, subject to the following:

In the second paragraph on Page 6, a second sentence shall be added to read as follows:
"He requested staff prepare a map showing the existing front yard building setbacks of all buildings within the APD."

Mr. Weingarten seconded the motion. The motion was approved 5-0-1 with Mrs. Meininger abstaining.

NEW BUSINESS

Bethany Commons at Yankee Trace – Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Bethany Commons at Yankee Trace requesting approval of a community building to be located at 1480 Bethany Commons Trail. The zoning on the site is R-1c, Single-Family Residential, which is part of the Residential Lifestyle Community approved by Council and a Residential Cluster Development Plan approved by the Planning Commission. Sixteen (16) parking spaces are proposed for this project which satisfies the parking requirement of 11 spaces.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The parking lot shall be modified to accommodate the maneuvering of emergency vehicles subject to approval of the City Engineering Department.
2. A sidewalk shall be constructed linking the proposed clubhouse to the sidewalks within the complex subject to approval by the City Planning Department.
3. A final grading plan shall be subject to approval by the City Engineering Department.
4. A final exterior lighting plan shall be subject to approval by the City Planning Department.

5. A performance bond or other construction guarantee shall be posted by the developer for all landscaping improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements, Inspections Section of Part Twelve, Title Four of the code of Ordinances.
6. No vinyl siding shall be permitted. The proposed hardwood siding material must be specifically approved by the Planning Commission.

Mr. Durham stated a change in ownership had occurred since the approval of the Bethany Commons project from one owner with rental-type units to individual condominium owners throughout the project. He questioned how the project would develop as one overall community with various owners involved in the process.

Mr. Mark Lock, representing The Commons at Yankee Trace, stated the building will be constructed of brick with a LP siding material of either sealed redwood or cedar. No vinyl will be used on the building. The common areas, including the proposed community building, will be owned by the condominium owners association. Mr. Lock stated a future 15 bed assisted-living unit was discussed when the project was originally reviewed by the Planning Commission. He stated a unit of this type would be owned and operated by Lutheran Services although it is not planned at this time.

Mr. Durham stated with separate ownership of the condominium units and the future assisted-living building, he questioned if the zoning was any longer appropriate since it no longer operates as a residential lifestyle community as defined in the Zoning Ordinance.

Mr. Farquhar stated ownership has not been an issue in the past and it will have to be researched as to whether the project will remain appropriate to the existing zoning classification.

Mr. Weingarten asked if the project will remain available to persons over the age of 55 only or if the project will be open to all ages.

Mr. Durham stated that since the project as changed to separate owners, he felt the next residential phase should require vehicular access to Yankee Trace Drive as well as Bethany Commons Trail.

Mr. Lock stated they are only seeking approval for the community building and not the assisted-living facility. He stated approval of the community building should have no bearing on the other site.

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Mr. Durham stated the assisted-living facility is very a much an issue because the parking lot of the community building creates an access easement to the future site. He stated if an assisted-living facility is not going to be constructed, then the community building should be shifted toward Yankee Street with rear parking to benefit the overall appearance of The Commons to Yankee Street. The door on the east elevation has no walkway leading to it and landscaping should be installed to break up the building wall.

Mr. Weingarten expressed concern that the site plan shows a proposed swimming pool and it should be changed to indicate a future pool to make home buyers aware the use of amenities in Yankee Trace are not available.

Mr. Lock stated it is not unusual for an overall project to have more than one homeowners association within itself, therefore, allowing different rights to each association. He stated if a pool is constructed in the future, it would come back to the City for approval.

Based on the date of expiration for a decision to be made by the Planning Commission, Mr. Lock agreed to table the application until the next regular meeting scheduled for January 13, 2004.

MOTION: Mr. Durham moved to table the Special Approval application for The Commons at Yankee Trace until January 13, 2004. Mr. Briggs seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

Paul Clark

