

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, March 12, 2002

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Joe Weingarten; Mr. James Briggs. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Chris Pozzuto, Economic Development Administrator.

There are currently two (2) vacancies on the Planning Commission.

NEW BUSINESS

Yankee Trace, Sec. 28- Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 28, located as an extension to Olde Georgetown Way south of Heritage Lake Drive in the Homestead portion of the Yankee Trace development. The zoning on the 5.359 acre parcel is R-1c, Single-Family Residential and approved as part of a Residential Lifestyle Community. Fourteen (14) lots are proposed for this section of the development.

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

1. All building setbacks shall be per the Residential Cluster Plan approved by the Planning Commission. Specifically, the side yard building setback shall be five (5) feet with a minimum separation of twenty (20) feet between buildings. A covenant shall be placed on the record plat that provides for this minimum side yard building setback and building separation subject to approval by the City Attorney.
2. The record plat shall be modified to show a minimum rear yard building setback of twenty-five (25) feet.
3. The cul-de-sac at the end of Olde Georgetown Way shall be modified to include a landscaping island. The final design of the cul-de-sac shall be subject to approval by the City Engineering Department.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. 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.

6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.

Mr. Jim Kiefer, Great Traditions, was present for the review and indicated they would have no objection to the conditions as outlined.

The members agreed that this Record Plan was consistent with the Residential Cluster Plan approved by the Planning Commission.

MOTION: Mr. Briggs moved to recommend approval of the Record Plan for Yankee Trace, Sec. 28, to City Council, subject to the following conditions:

1. All building setbacks shall be per the Residential Cluster Plan approved by the Planning Commission. Specifically, the side yard building setback shall be five (5) feet with a minimum separation of twenty (20) feet between buildings. A covenant shall be placed on the record plat that provides for this minimum side yard building setback and building separation subject to approval by the City Attorney.
2. The record plat shall be modified to show a minimum rear yard building setback of twenty-five (25) feet.
3. The cul-de-sac at the end of Olde Georgetown Way shall be modified to include a landscaping island. The final design of the cul-de-sac shall be subject to approval by the City Engineering Department.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. 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.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

7. 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.

Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Yankee Trace, Sec. 29 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 29, located on Vintage Lake Drive east of Yankee Trace Drive and north of new Golf Hole #8 and new irrigation lake. Twelve (12) lots are proposed for this 6.263 acre parcel which is zoned R-1c, Single-Family Residential and as part of the Residential Lifestyle Community approved by City Council. This section was originally approved for sixty (60) foot wide lots for the villa product as well as two (2) single-family lots on the north side of Vintage Lake Court. The applicant has modified this plan to have a seventy (70) foot wide lot to construct a courtyard style product. The irrigation lake does extend into some of the single-family lots.

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

1. The record plat shall be modified to show a rear yard building setback of forty (40) feet from the rear lot line or twenty (20) feet from the normal pool of lake as shown on the engineering plans, whichever is greater.
2. An easement shall be recorded with the record plat that grants the City access through the rear yard of all lots for engineering and emergency service of the lake subject to approval by the City Attorney.
3. Protective covenant(s) shall be placed on the record plat, subject to approval by the City Attorney, that state the following:
 - a. The lake was constructed by the City of Centerville for the purpose of golf course irrigation;
 - b. The lake shall be used solely and exclusively by the City of Centerville;
 - c. The water level may from time to time be low as a result of irrigation; and
 - d. These covenants(s) shall not be changed, altered or deleted without the approval by the City of Centerville.
4. The cul-de-sac at the end of the street labeled as Vintage Lake Court shall be modified to include a landscaping island. The final design of the cul-de-sac shall be subject to approval by the City Engineering Department.

5. 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.
6. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
7. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
8. 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.

Mr. Jim Kiefer, Great Traditions, was present for the review and indicated they would have no objection to the conditions as outlined.

MOTION: Mr. Oliver moved to recommend approval of Yankee Trace, Sec. 29, to City Council subject to the following conditions:

1. The record plat shall be modified to show a rear yard building setback of forty (40) feet from the rear lot line or twenty (20) feet from the normal pool of lake as shown on the engineering plans, whichever is greater.
2. An easement shall be recorded with the record plat that grants the City access through the rear yard of all lots for engineering and emergency service of the lake subject to approval by the City Attorney.
3. Protective covenant(s) shall be placed on the record plat, subject to approval by the City Attorney, that state the following:
 - e. The lake was constructed by the City of Centerville for the purpose of golf course irrigation;
 - f. The lake shall be used solely and exclusively by the City of Centerville;
 - g. The water level may from time to time be low as a result of irrigation; and
 - h. These covenants(s) shall not be changed, altered or deleted without the approval by the City of Centerville.
4. The cul-de-sac at the end of the street labeled as Vintage Lake Court shall be modified to include a landscaping island. The final design of the cul-de-sac shall be subject to approval by the City Engineering Department.

5. 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.
6. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
7. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
8. 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.

Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

Yankee Trace, Sec. 30 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 30, located on Cobblewood Court west of Olde Haley Drive and south of Olde Georgetown Way. The zoning the 3.260 acre parcel is R-1c, Single-Family Residential and approved as a Residential Lifestyle Community by City Council. Twenty (20) lots are proposed for this last section of the neo-traditional style homes in Yankee Trace.

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

1. All side yard building setbacks shall be in accordance with the approved Residential Cluster Development Plan.
2. A covenant shall be placed on the record plat that restricts direct vehicular access to Cobblewood Court subject to approval by the City Attorney.
3. The final landscaping plan for Reserve Area CI shall be subject to approval by the City Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. 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.

6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.

Mr. Jim Kiefer, Great Traditions, agreed that the conditions were acceptable.

Mr. Weingarten asked if the lots were smaller than the developed neo-traditional lots.

Mr. Hoffman stated the lots appear to be smaller because they do not have rear access driveways as the other portions of the development.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 30, to City Council subject to the following conditions:

1. All side yard building setbacks shall be in accordance with the approved Residential Cluster Development Plan.
2. A covenant shall be placed on the record plat that restricts direct vehicular access to Cobblewood Court subject to approval by the City Attorney.
3. The final landscaping plan for Reserve Area CI shall be subject to approval by the City Planning Department.
4. The final grading plan shall be subject to approval by the City Engineering Department.
5. 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.
6. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
7. 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.

Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.