

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, July 30, 2002**

Mr. Durham called the work session to order at 8:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Joe Weingarten; Mr. James Briggs; Mr. Patrick Hansford; Mr. Robert St. Pierre; Mr. Paul Clark. Absent: Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer; Mr. Chris Pozzuto, Economic Development Administrator.

St. Leonards - Review of Approved Master Plan

Mr. Durham scheduled the review of the approved Master Plan to familiarize the members of the Planning Commission with the current St. Leonards development and the phases yet to be constructed.

Mr. Tim Dressman, Mr. Gary Scanlon and Mr. Doug Putlock, representing St. Leonards, were in attendance to review the approved Master Plan for the St. Leonards development located on the southeast corner of Clyo and Centerville Station Roads.

Mr. Feverston stated the Master Plan was approved with phases of the primarily residential development occurring around the existing congregate housing building to be constructed at a density not exceed six (6) dwelling units per acre. The undeveloped land on the southern portion of the site will be a combination of cottage homes and assisted living units. The undeveloped areas to the north are proposed to be garden homes and cottages, and the northeast portion of the along Clyo Road and Centerville Station Road is proposed as service uses by the St. Leonard residents as well as the entire community.

Mr. Scanlon stated the next phase of construction has been submitted for review by the Planning Commission in August and will concentrate on garden homes along the northern portion of the site utilizing approximately sixteen (16) acres for about fifty (50) units. The units in this phase will have two (2) and three (3) bedrooms and constructed with higher roof pitches and more brick material than the units previously constructed in earlier phases. The developers will dictate the building design and materials to be used rather than the purchaser in order to maintain more control on the visual impact of the project. He indicated this phase should take up to three (3) years to build out.

Mr. Feverston stated that as a part of this newest phase, a dedication of parkland will be required which should add approximately three and one-half (3.5) acres of land to the adjoining Bill Yeck Park. Centerville Station Road will be widened as a part of this phase and within five (5) years, the total road improvements will be completed. The existing pine trees along Clyo and Centerville Station Roads will be preserved.

Based on the large number of agenda items for the next Planning Commission meeting, the members determined the public hearing scheduled for the Hertz facility submitted by E. G. Lewis, should be the only agenda item for the regular meeting of August 13, 2002. All remaining items were scheduled to be reviewed at a Special Planning Commission Meeting to be held on Thursday, August 15, 2002, at 7:30 P.M.

There being no further business, the work session was adjourned.

A handwritten signature in black ink, appearing to read "J. S. [unclear]", is written in a cursive style.