

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, February 27, 2001

Mr. Durham called the meeting to order at 6:30 P.M.

Attendance: Mr. James Durham; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. James Briggs; Mr. Joseph Weingarten; Mr. Richard Pluckebaum. Absent: Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Yankee Trace, Parcels 25 and 28 - Residential Cluster Plans

Mr. Jim Sullivan and Mr. Jim Kiefer, Great Traditions; Mr. John DeVerne, Bayer Becker Engineers; and Mr. Bill Erpenbeck and Mr. Jeff Meinke, Architect, for the Erpenbeck Company; were present for the review of the Cluster Plan for Yankee Trace, Parcels 26, 27, 28 and 30.

Mr. Feverston explained that Parcel 25 of Yankee Trace will include a parcel of land purchased on Washington Church Road currently located in Washington Township which will be the subject of an annexation. The purpose of this lot will provide vehicular access from Yankee Trace to Washington Church Road. Three (3) traditional lots will be developed in this area of the subdivision which is located as an extension of Olde Georgetown Way where typically the neo-traditional housing units have been constructed.

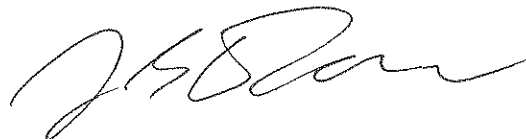
Mr. Feverston explained the layout of the new 9-hole golf course expansion and how the 3 existing practice holes would be incorporated into the design of Parcels 26, 27, 28 and 30. A comfort station will be located along Paragon Road.

Mr. Erpenbeck stated the attached housing proposed on the west side of Paragon Road by the Erpenbeck Company will be the 2-story style units with walk-out lower levels. He stated they are also interested in developing the area on the east side of Paragon Road, however, it would be done with another product and is only in preliminary discussions at this time.

The majority of the members were concerned with the possible location of the pool area based on the traffic in that area of the development, however, they agreed they would not let this one issue interfere with the overall project.

Mr. Sullivan stated this area may not develop with a pool, however, one had to be shown should Council require that facility as part of this portion of the development.

Mr. Oliver stated this area could also provide a reserve area for additional recreational activities if a pool were not constructed.



Mr. Kiefer stated this area might be used for additional units if not used for a pool facility.

Mr. Durham stated he could not support this plan without seeing more detail should that particular area develop with units rather than with a pool or remain open space.

Mr. Sullivan felt it would remain as a reserve area or pool area.

Mr. Feverston suggested that setbacks should be somewhat flexible to preserve “windows” to the golf course and orient the buildings toward activity points the “focals” on the golf course as originally envisioned by David Jensen.

The members agreed that the established setbacks with the approved record plans were appropriate in the past as they usually agree with the recommendations of staff. Their objections only occur with variances after the setbacks have been approved.

Mr. Hansford felt the architecture needed to be more of a mixture to get away from the “cookie cutter” image.

Mr. Durham suggested the use of more side entry garages to create the image of single-family houses. Also, a change in building materials would make the development more individual in appearance.

A majority of members agreed that the exterior building materials should be varied by groups of buildings rather than building by building or unit by unit.

Mr. Oliver suggested the buildings be staggered in and out by moving them closer to the golf area rather than the street to help capture the golf style being offered for sale.

There being no other comments, the Work Session was adjourned.