

CENTERVILLE PLANNING COMMISSION
Work Session
Thursday, May 3, 2001

Mr. Durham called the meeting to order at 4:30 P.M.

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Mr. James Briggs; Mr. Jack Kindler. Absent: Mr. Joseph Weingarten; Mr. Rand Oliver. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer; Mr. Greg Horn, City Manager.

Mr. Kiefer asked the Planning Commission to consider modifications Parcel 23, Section 25, of Yankee Trace. He stated that the plan they have been working on called for single-family homes to be built on approximately 110 foot wide lots. Revisions have been made reducing the lot width to 80 feet with the intent of having Williamsburg homes build in this section. Prior to this meeting, Mr. Kiefer presented the plan to staff for their comment. Staff indicated that the proposal was too dense and road configuration too awkward. Mr. Kiefer asked Planning Commission for comments to a concept plan that would propose 100 foot wide lots and have approximately 23 building lots stating that the Master Plan for this parcel permits a maximum of 38 lots and a density of 3 units per acre.

Mr. Feverston stated the newest proposal works better than the 80 foot wide lots although it does have 2 lots with sole access off of a private drive similar to the end of Waters Edge Drive. This access could be designed to function properly with maintenance agreements between the property owners.

Planning Commission made no conclusion other than they would consider it when this section is filed as a record plan.

Yankee Trace, Sections 26-30 - Residential Cluster Development Plan

Mr. Durham stated the purpose of the Work Session was to review the revisions and considerations made to the proposed residential cluster development plan for Yankee Trace, Sections 26-30, located west of Paragon Road incorporated into the new 9-hole golf course layout.

The area along Hole #8 was cleared for the gas line which will increase the open view abutting the water extending onto the lots which will be in close proximity to the housing units.

The cul-de-sac abutting the maintenance building will lose a lot in order to provide mounding and some screening of that facility. Staff 's recommendation will include:

1. Open up the area and be negotiated by staff;
2. A 40-foot buffer between the easement and the end of the cul-de-sac be provided;
3. Mounding or the addition of landscaping be provided with no existing trees to be removed;

4. Vintage Green Way abut the lots on Greenskeeper Way rather than the attached product in order to provide separation. The roadway is not straight and its layout will provide visual design to the area.

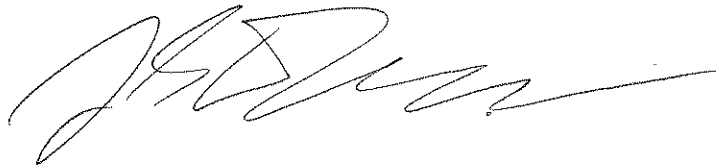
The members of Planning Commission agreed that the are located at Yankee Trace Drive and Vintage Green Way be a reserve area which could be used for future swimming pool facility should Council require it. If the pool can be required by the Planning Commission rather than Council, the members agreed to do so based on the increase of housing units from 518 in 1994 to the possible 1116 units approved for the development.

Mr. Hansford excused himself from the meeting at this time.

The architecture of the attached housing product shall be reviewed and approved by staff based on the following goals:

1. Each building shall have variation in the front and back elevations;
2. Two (2) color palettes shall be used for this portion of the development.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. D. ...', written in a cursive style.