

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, September 25, 2001**

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

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

Motion to Excuse:

MOTION: Mr. Oliver moved to excuse Mr. Pluckebaum from the meeting as he gave prior notice to staff that he would be attending a parent meeting at Centerville High School. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Mr. Durham reiterated that all absences should be submitted in writing to staff prior to the meeting and last-minute situations could be handled by telephone with written notice to follow after that particular meeting.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of August 14, 2001, as written. Mr. Briggs seconded the motion. The motion was approved 5-0-1 with Mr. Kindler abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of August 14, 2001, as written. Mr. Oliver seconded the motion. The motion was approved 5-0-1 with Mr. Kindler abstaining.

COMMUNICATIONS

Mr. Feverston stated that an application is to be filed for the southwest corner of Alex-Bell and Clio Roads in the near future. This location was the subject of a work session concerning a professional office development.

Mr. Feverston stated that the annexation had been approved for the 26+ acre parcel of land known as the DP&L property located on the west side of Yankee Street across from Yankee Trace Golf Course.

PUBLIC HEARINGSCity of Centerville - Rezoning from WT-A to R-1c

Mr. Feverston reviewed the Rezoning application submitted by the City of Centerville for property located at 9710 Washington Township which was annexed by the City in July. The current zoning on the 0.966 acre parcel is WT-A, Washington Township Agriculture, and the proposed zoning is R-1c, Single-Family Residential, in order for the zoning to be consistent with the Yankee Trace Golf Community of which this acreage will be a part. This property was purchased by the City to provide access from Washington Church Road to the residential lots located on the west side of Yankee Street.

Based on the following analysis, staff recommended approval of the rezoning:

1. The rezoning of these parcels to R-1c, Single-Family Residential, is consistent with the City's Comprehensive Plan.
2. This land will be incorporated into the Yankee Trace Golf Community. A Residential Cluster Development Plan was conditionally approved by the Planning Commission to develop this property as single-family housing with a public street to intersect Washington Church Road at Spring Blossom Trail. This plan was conditioned upon the property being annexed into the City and properly zoned for this use.
3. Surrounding properties have been developed or are developing as residential.

Mr. Durham opened the public hearing.

Mrs. Helen Helmke, 9720 Washington Church Road, stated she was concerned with the development surrounding her property and how it would be affected.

Mr. Keith Helmke, 9720 Washington Church Road, asked why the City would purchase the property in question at an escalated price to locate a road that could be constructed in another location and not affect his parents' property. He stated a road was not necessary to Washington Church Road since Spring Valley Road is only a short distance away.

Mr. Feverston explained that the City has always intended to provide access to Washington Church Road from Yankee Trace. The original location of the roadway had to be changed due to roadway constructed in Miami Township approved by Montgomery County that would not have provided the proper spacing between roadways. The property in question was placed on the market and the City purchased it provide access in a safe configuration.

There being no other speakers, Mr. Durham closed the public hearing.

Mr. Hansford stated the proposed single-family residential zoning classification was logical as the property is surrounded by residential uses and is consistent with City zoning in this area.

MOTION: Mr. Hansford moved to recommend Council approve the rezoning of the 0.966 acre parcel of land located at 9710 Washington Church Road from WT-A, Washington Township Agriculture, to R-1c, Single-Family Residential. Mr. Kindler seconded the motion. The motion was approved unanimously 6-0.

### NEW BUSINESS

#### Yankee Trace, Sec. 26 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 26, extending Olde Georgetown Way to Washington Church Road. The zoning on the 5.908 acre parcel of land is primarily R-1c, Single-Family Residential, with a 0.966 acre of land pending rezoning by the City Council. Twenty-four (24) lots are proposed for this section of Yankee Trace resulting in a density of 4.06 dwelling units per acre to satisfy the overall Master Plan approved by City Council. The lots on the north side of Olde Georgetown Way will develop with traditional homes with driveway entrances along the front of the lots. The lots on the south side will develop with the neo-traditional style homes with driveway access to the garage space at the rear of the lots. Reserve areas have been created on both sides of Olde Georgetown Way at Washington Church Road to allow some buffering to the existing residential properties abutting the new roadway to Yankee Trace.

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

1. The .966 acre portion of this parcel that is currently zoned Washington Township Agriculture, WT-A, must be rezoned to R-1c, Single-Family Residential, by the City Council.
2. A covenant shall be placed on the Record Plat that restricts direct vehicular access from Lots 447-457 to Olde Georgetown Way subject to approval by the City Attorney.
3. Washington Church Road shall be widened to include an additional lane of pavement, curb, sidewalk, and stormwater drainage subject to approval by the City Engineering Department.
4. All side and rear yard building setbacks shall be in accordance with the approved Residential Cluster Development Plan.
5. A final grading and stormwater drainage plan shall be subject to approval by the Engineering Department.

6. The 20 ft. stormwater drainage easement located on the north side of this plat shall be extended to the west and stub into the north property line 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.
9. The final design of all "skin improvements" (decorative walls, mounding, street lights, and picket fencing) shall be subject to approval by the Planning Department.
10. The final landscaping plan for Reserve R-BY and R-BZ shall be subject to approval by the City Planning Department.
11. 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. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan, stating this proposal met the standards approved for the cluster development plan and there was no objection to the conditions as recommended by staff.

Mr. Keith Helmke, 9720 Washington Church Road, asked if something could be done with the road layout to slow traffic.

Mr. Feverston stated the dedicated right-of-way width is to be 50 feet, however, the street will be constructed with a 24 foot width consistent with the narrow road widths in the Yankee Trace development designed to slow vehicular traffic.

Mr. Oliver asked that as many trees as possible be preserved in the reserve areas.

Mr. Feverston stated there are some large trees on the property, particularly along the north property line. He stated there will be trees removed, however, the City would be looking to save as many trees as practical on the north property line in Reserve BZ.

Mrs. Helmke asked how much of Washington Church Road would be widened.

Mr. Feverston stated approximately 200 feet of Washington Church Road would be widened to create the intersection with Olde Georgetown Way.

Mr. Hansford asked what was Montgomery County's plans for widening of Washington Church Road.

Mr. Hoffman stated the scope of improvements would be determined by a potential Austin Road interchange.

MOTION: Mr. Oliver moved to recommend approval of the Record Plan for Yankee Trace, Sec. 26, to Council subject to the following conditions:

1. The .966 acre portion of this parcel that is currently zoned Washington Township Agriculture, WT-A, must be rezoned to R-1c, Single-Family Residential, by the City Council.
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Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Mr. Hansford stated the building colors of the Ecocare building on South Metro Parkway had been changed and asked staff to look at the site.

Mr. Durham asked the status of the Alex-Bell Road widening project.

Mr. Hoffman stated that rain has delayed work on the project for the past 2 weeks, however, the feeling is that the roadway should reopen before Christmas.

Mr. Hansford questioned the window style installed at the Centerville Arts Center on Far Hills Avenue.

Mr. Feverston stated the window style being installed was approved as part of the original application. Even though Planning Commission discussed the window style again during review of an amended application to change the porch area, Mr. Feverston stated the changes to the windows were not part of their requested minor amendment.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "J S Edwards".